STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF July, 2001

Notary Public

MY COMMISSION EXPIRES: 7/26/03
(AFFIX SEAL)

SARAH TYLER NOTARY PUBLIC AT LARGE DAVIDSON CO.

THIS INSTRUMENT WAS PREPARED BY

Wilson & Weiss Title Associate, 7100 Executive Center Dr. #150, Brentwood, TN 37027

B-2146

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenya I. Kilpatrick (NAME)	Long Beach Mortgage Company (NAME)	071-12-0-274.00
921 Ward Street (ADDRESS)	1100 Town & Country Road (ADDRESS)	
Nashville, Tennessee 37207 (CITY) (STATE) (ZIP)	Orange, CA 92868 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Willie Mae Peete

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenya I. Kilpatrick and Marco L. Kilpatrick, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the northwesterly part of Lot 9 on the Plan of Dan Leech Subdivision, as of record in Book 1424, page 70, said Register's Office, described as follows: Beginning at a point in the west line of said lot, being 20 feet north of the original southwest corner of said lot; thence with said west line N. 14 deg. 45 min. E. 141 feet to a point at the northwest corner of said lot; thence with the rear line of same, eastwardly 60.5 feet to a point 25 feet west of the original northeast corner of said lot; thence S. 12 deg. 41 min. 3 sec. W. 140 feet to a point; 20 feet north of the southeast front corner of said lot; thence N. 76 deg. 50 min. W. 70 feet more or less to the point of beginning. Included in this description but excluded from this conveyance is the property described in the legal description in deed of record in Book 4254, Page 359, said Register's Office.

Being that same property conveyed to Mrs. Willie Mae Peete by deed from Nathaniel Peete of record in Book 8195, Page 266, said Register's Office

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Davidson County DEEDWARR
Recvd: 08/03/01 11:00 3pgs
Fees:18.00 Taxes:220.52
20010803-0082889

unimproved ( )
This is improved (X) property, known as 921 Ward Street, Nashville, Tennessee 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 16th day of July, 2001

Willie Mae Peete

Willie Mae Peete

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Willie Mae Peete

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 16th day of July 2001.

Commission expires 7/26/03

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

On this, _____ day of _____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Willie Mae Peete

TO

Kenya I. Kilpatrick and Marco L. Kilpatrick, wife and husband

RETURN TO:

Wilson & Weiss Title Associate
7100 Executive Center Dr. #150
Brentwood, TN 37027