PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
Woodmont Centre, Suite 100
104 Woodmont Boulevard
Nashville, Tennessee 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *wilkinsandivey@bellsouth.net*

Davidson County DEEDWARR
Recvd: 08/29/01 10:24 2pgs
Fees:13.00 Taxes:1331.63
20010829-0093684

W & I Ref: (st) Title No: 42214
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Harry R. Mack, Jr. Stephanie B. Mack 1701 Kenesaw Drive Nashville, TN 37215	Mortgageit, Inc. 33 Maiden Lane, 6th Floor New York, NY 10038

TAX MAP-PARCEL NUMBERS: 145-09-028

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 359900.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mary W. Morgan, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Harry R. Mack, Jr. and spouse, Stephanie B. Mack,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Tyne Valley Estates Section 3, of record in Book 3500, Page 9, Register's Office for said County.

Said Lot No. 48, which is a corner lot, fronts 154.3 feet on the easterly margin of Kenesaw Drive and fronts 184.0 feet on the southerly margin of Beauregard Drive, said frontages being joined by a curve having a length of 39.3 feet, and extends back 458.21 feet on the easterly line and 441.25 feet on the broken southerly line to a point of intersection.

Being the same property conveyed to Richard L. Morgan and spouse, Mary W. Morgan by deed from James E. Stone and spouse Mary V. Stone of record in Book 8156, Page 202, said Register's Office. By Quitcliam Deed of record in Book 11208, Page 414, said Register's Office, subject property was conveyed to Mary W. Morgan.

Richard L. Morgan, spouse of Mary W. Morgan, joins in conveying any interest he might have in subject property.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to: Taxes for 2001, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 3500, Page 9, said Register's Office, which Plan shows a 75 foot minimum building setback line from Beauregard Drive and a 10 foot easement for public utility purposes along the rear corner (southeast) of said lot; and a 2.5 x 25 foot utility anchor easement located on the southwest front corner of said lot and an easement for overhang purposes across the northwest corner of said lot.

This is improved property, known as: 1701 Kenesaw Drive, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of August, 2001.

Mary W. Morgan — Richard L. Morgan

State of Tennessee
County of Davidson

On this 28th day of August, 2001, before me the undersigned authority, personally appeared **Mary W. Morgan, and Richard L. Morgan** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 359,900.00

Affiant

Sworn and subscribed before me on the 28th day of August, 2001.

Notary Public

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004