WARRANTY DEED

B-2239
RETURN TO

WILSON & WEISS TITLE
ASSOCIATES, LLC
7100 EXECUTIVE CENTER DR.
SUITE 150
BRENTWOOD, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 110,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
20th DAY OF August, 2001

Notary Public

MY COMMISSION EXPIRES: 12-29-03

KAREN L. TRUSTY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

CASTLEMAN TITLE & ESCROW, INC., 213 A Ward Circle, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark A. Martin (NAME)	Mortgage Edge Corp. (NAME)	MAP 162-5
301 Wessex Court (ADDRESS)	4515 Business Court (ADDRESS) St 100	PARCEL 26
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Sterling VA 20166 (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, Carl A. Harding and wife, Pauline O. Harding

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark A. Martin and wife, Beth C. Martin

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:

A certain tract or parcel of land situated in Davidson County, Tennessee and being Lot No. 57 on the Plan of Southwood Subdivision as of record in Book 2663, Page 125, Register's Office of Davidson County, Tennessee, to which plan reference is herein made for a more complete description.

Being the same property conveyed to Carl A. Harding and wife, Pauline O. Harding by deed from Gary D. Bowen and wife, Patricia Bowen of record in Book 7002, Page 714, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 08/30/01 16:34 2pgs
Fees:13.00 Taxes:409.59

20010830-0094455

unimproved ( )
This is improved (X) property, known as 301 Wessex Court, Nashville, Tennessee 37211
(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 our hand s this 20th day of August, 2001

Carl A. Harding
Carl A. Harding

Pauline O. Harding
Pauline O. Harding

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 Carl A. Harding and wife, Pauline O. Harding

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and ~~who acknowledged~~ that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 20th day of August, 2001.

Commission expires 12-15-03

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

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