THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 161,500.00

Paula D. Foster
Affiant

Subscribed and sworn to before me, this 21st day of December, 2001

Mitchell A. Watts
Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

My Commission Expires: 10-12-05

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
PAULA D. FOSTER 904 Halcyon Avenue Nashville, Tennessee 37204	MORTGAGE LENDERS OF AMERICA, LLC 8400 W. 100th Street Overland Park, Kansas 66210	MAP 118-1 PARCEL 326

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SIXTY ONE THOUSAND FIVE HUNDRED AND NO/100---------- ($ 161,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , JOHN M. MALLORY, UNMARRIED hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto PAULA D. FOSTER, UNMARRIED hereinafter called the Grantee___, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 42 on the Plan of W.D. Gale's Kirkwood Addition of record in Plat Book 332, page 76, Register's Office for Davidson County, Tennessee.

SAID Lot No. 42 fronts 50.0 feet on the northerly side of Halcyon Avenue and runs back between parallel lines 157.0 feet to an alley.

BEING the same property conveyed to John M. Mallory, a single man, by deed from William E. Abernathy, Sr. and wife, Linda E.W. Abernathy, of record as Instrument No. 20001108-0111011 in the Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 12/28/01 12:05 2pgs
Fees:13.00 Taxes:597.55

20011228-0143642

This is improved property known as 904 Halcyon Avenue, Nashville, Tennessee 37204

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___, her heirs and assigns, forever.

GRANTOR___ COVENANT_s_ with the said GRANTEE___ that he is lawfully seized and possessed of said land in fee simple, ha_s_ a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of W.D. Gale's Kirkwood Addition of record in Book 332, page 76, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind s himself, his heirs and representatives to warrant and forever defend the title to the said GRANTEE___, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 21st day of December, 2001.

JOHN M. MALLORY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN M. MALLORY, UNMARRIED, the bargainor____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of December, 2001.

My Commission Expires: October 12, 2005

Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____day of _____.

My Commission Expires: _____

Notary Public