#01-12-55-B

File in Box No. 19 B

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $71,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 27th day of December, 2001.

Notary Public

My Commission Expires: 5/28/03

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 01/03/02 13:21 2pgs
Fees:13.00 Taxes:262.70
20020103-0001075

ADDRESS NEW OWNER(S) AS FOLLOWS:
Charles Green
4425 Westlawn Drive
Nashville, Tennessee 37205

SEND TAX BILLS TO:
MORTGAGE LENDERS OF AMERICA, LLC
8400 W. 110th Street, Ste. 130
Overland Park, KS 66210

MAP-PARCEL NUMBERS:
Map 103-08-A
Parcel 64

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jennifer L. Bibeau,** hereinafter referred to as Grantors, hereby transfer and convey to **Charles Green,** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Unit D-102 as shown on the Plat of Westlawn Green, a condominium, of record in Book 5200, pages 20-24, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jennifer L. Bibeau, unmarried, by deed from Jane A. Lemmonds and Maynard L. Lemmonds, of record in Instrument No. 20010924-0102954, Register's Office for Davidson County, Tennessee.

County/City Taxes for the year 2001 are a lien, currently due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This conveyance is made subject to all conditions, restrictions, easements, and all other matters of record in the Register's Office of Davidson County, Tennessee.

This is improved property known as 4425 Westlawn Drive, Nashville, Tennessee 37205.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 27th day of December, 2001.

Jennifer L. Bibeau By: A. Scott Hubbard Attorney-in-fact

Jennifer L. Bibeau
By: A. Scott Hubbard, Attorney-in-Fact

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 A. Scott Hubbard, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact for Jennifer L. Bibeau and that he is authorized by Jennifer L. Bibeau to execute this instrument on her behalf.

Witness my hand and official seal this 27th day of December, 2001.

Notary Public

My Commission Expires: 5/28/03

04582-SH