WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 183,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF March, 2002

Notary Public

MY COMMISSION EXPIRES: 07/30/2006

MY COMMISSION EXPIRES: 7/30/05
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
JENNIFER S. DUNLAP
DAVIDSON CO., TENN.

Davidson County DEEDWARR
Recvd: 03/12/02 10:08 2pgs
Fees:13.00 Taxes:678.95

20020312-0030742

THIS INSTRUMENT WAS PREPARED BY

Southland Title & Escrow Co., 7101 Executive Center Drive #151, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark N. Fleener (NAME)	Mortgage Lenders of America LLC (NAME)	181 01 A 54.00CO
213 Sugarberry Court (ADDRESS)	5210 Maryland Way, Suite 203 (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (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, Virgil H. Lewis, II and wife, Rebecca G. Lewis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark N. Fleener and wife, Shirley K. Fleener

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:

Land in Davidson County, Tennessee, BEING Lot No. 157 on the Plan of Section One, Sugar Valley, of record in Book 9700, page 374 and amended in Book 9700, pages 709, 710, and 711, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Virgil H. Lewis, II and wife, Rebecca G. Lewis, by deed from Yazdian Construction, Inc., of record in Book 11745, page 724, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2002 have been prorated and payment thereof is expressly assumed by the herein Grantee; Declaration of Covenants, Conditions, and Restrictions of record in Book 11069, page 14; By-Laws of record in Book 11069, page 24; Charter of record in Book 11069, page 6; PUD Boundary Plat of record in Book 9700, page 374; Quitclaim Deed for common areas of record as Instrument No. 200004250041128; Plan of record in Book 9700, pages 709, 710, and 711; all in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 213 Sugarberry Court, Nashville, TN 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 8th day of March, 2002

Virgil H. Lewis, II

Rebecca G. Lewis

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 Virgil H. Lewis, II and wife, Rebecca G. Lewis

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 8th day of March, 2002.

Commission expires 7/30/05

Notary Public

STATE OF TENNESSEE
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.
MY COMMISSION EXPIRES: 07/30/2005

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