PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 03/18/02 15:26 2pgs
Fees:13.00 Taxes:695.60
20020318-0033636

W & I Ref:(SK) Title No: 43288
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Susan R. Kellams 4232 Lone Oak Road Nashville, Tennessee 37215	Mortgage Investors Group 8320 East Walker Springs Lane Knoxville, Tennessee 37923

TAX MAP-PARCEL NUMBERS: 131-03-D-011

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$188,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sue H. Taylor , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Susan R. Kellams** 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:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. A on Lot No. 6 of Lone Oak Park Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on The Plan of record in Book 5800, page 211, and as further set forth as Exhibit "C" to the Master Deed of record in Book 6108, page 332, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Sue H. Taylor, unmarried, by deed from The Corporeal Group of record in Book 10245, page 715, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5800, page 211, and as further set forth as Exhibit "C" to the Master Deed of record in Book 6108, page 332, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 6108, page 332, and Restrictions in Book 1166 page 81, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 4232 Lone Oak, Nashville, Tennessee 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 8th day of March, 2002.

Sue H. Taylor

State of TENNESSEE
County of DAVIDSON

On this 8th day of March, 2002 , before me the undersigned authority, personally appeared Sue H. Taylor , 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:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE
County of DAVIDSON My Commission Expires JULY 26, 2003

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $188,000.00

Affiant

Sworn and subscribed before me this the 8th day of March, 2002

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires JULY 26, 2003