03

Realty Title
48-A

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $219,900.00

Richard W. Kellams
Affiant

Subscribed and sworn to before me, this 27th day of March, 2002.

Diane K. Mc...
Notary Public
My commission expires: 03/14/05

NOTARY PUBLIC AT LARGE WILLIAMSON CO.

Address of New Owner:	Send Tax Bills to:	Tax Information
Richard W. Kellams	Mortgage Investors Group	132-1-77
974 Greerland Drive	8320 E. Walker Springs Lane	
Nashville TN 37204	Knoxville, TN 37923	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Mary Ann McCaffrey Marks, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Richard W. Kellams, hereinafter called the Grantees, their successors 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. 133 on the Plan of Rolling Meadows Subdivision, of record in Book 1424, Pages 98 and 99, Register's Office for said County.

Said Lot No. 133 fronts 119.0 feet on the northerly margin of Greerland Drive and runs back 182.6 feet on the westerly line and 178.0 feet on the easterly line, to a line in the rear, which measures 119.0 feet thereon.

Being the same property conveyed to L. H. McCaffrey and wife, Mary Ann McCaffrey by deed from Wilder Glover Little, Jr. and wife, Jane Hardwick Little, of record in Book 5783, Page 95, Register's Office for Davidson County, Tennessee. L. H. McCaffrey having since died.

Subject property is not the marital residence of the grantor.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 974 Greerland Drive, Nashville, TN 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 March, 2002.

Mary Ann McCaffrey Marks

Mary Ann McCaffrey Marks

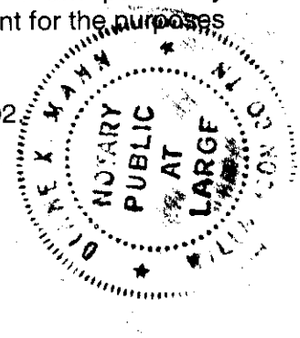
Davidson County DEEDWARR
Recvd: 04/02/02 11:11 2pgs
Fees:13.00 Taxes:813.63

20020402-0039728

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mary Ann McCaffrey Marks, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained

Witness my hand in Nashville, TN, this 27th day of March, 2002



Notary Public

My Commission expires 03/14/05