This Instrument Prepared By:
Douglas S. Hale, Attorney
HALE AND HALE, PLC
312 First Tennessee Bank Building
Franklin, Tennessee 37064

Davidson County DEEDWARR
Recvd: 04/30/02 08:51 2pgs
Fees:13.00 Taxes:1147.00
20020430-0052526

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL
Margaret P. Monteverde and husband, Michael Jackson 1410 Ashwood Avenue Nashville, Tennessee 37212	Legends Mortgage, Inc. 1143 Columbia Avenue, Suite C-11 Franklin, Tennessee 37064	Map 105 Group 13 Parcel 10

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $310,000.00.

Margaret P. Monteverde
AFFIANT

Sworn to and subscribed before me
this 25th day of April, 2002.

NOTARY PUBLIC

My Commission Expires: 2/5/06

DOUGLAS S. HALE NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, MELANIE SHELLEY, unmarried, hereinafter called the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto MARGARET P. MONTEVERDE and husband, MICHAEL JACKSON, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot 298 on the Map of the Resubdivision of part of Belmont Land Company's Subdivision, as of record in Book 421, page 71, Register's Office for said County.

SAID Lot fronts 69.3 feet on the north side of Ashwood Avenue and runs back between lines, 150 feet on the east line and 150.4 feet on the west line, along the east margin of 15th Avenue South, to an alley, on which it measures 81.3 feet.

BEING the same property conveyed to W. Stuart Adamson and wife, Melanie Shelley, by Warranty Deed from Charles Royce Hargett, unmarried, of record in Instrument No. 200008010075899, Register's Office for Davidson County, Tennessee. The said W. Stuart Adamson having since died leaving the property vested solely in Melanie Shelley.

THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs and assigns, forever;

AND GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Davidson County taxes for the year 2002 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying her prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map 105, Group 13, Parcel 10.

2. All matters appearing on the Map of the Resubdivision of part of Belmont Land Company's Subdivision of record in Book 421, page 71, Register's Office for Davidson County, Tennessee.

AND GRANTOR DOES FURTHER covenant and bind herself, her heirs and assigns, 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.

This improved property is known as 1410 Ashwood Avenue, Nashville, Tennessee 37212.

WITNESS our hands this 25th day of April, 2002 in Franklin, Tennessee.

Melanie Shelley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for State and County, Melanie Shelley, the within named bargainor with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand this 25th day of April, 2002, in Franklin, Tennessee.

Notary Public

My Commission Expires: 05/02/05