39-B

FOR RECORDING PURPOSES

File No.

File Box 39B

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANACTION IS $ 127,000.00

Ingrid R. Williams
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE: 5/17/02

Cathy Limebaugh
NOTARY PUBLIC

COMMISSION EXPIRES: 7/23/03

Davidson County DEEDWARR
Recvd: 05/22/02 14:12 3pgs
Fees:18.00 Taxes:469.90
20020522-0062469

THIS INSTRUMENT PREPARED BY: NAME: Thomas P. Lievois, Esq. 7740 Foster Road Clarkston, Michigan 48346		RETURN TO AFTER RECORDING:
ADDRESS NEW OWNERS(S) AS FOLLOWS: JENNIFER BURNSON 201 MANCHESTER AVENUE NASHVILLE, TN 37206	SEND TAX BILLS TO: MTG, Lenders 1st Am ~~Name(s)~~ 8400 W. 110th St Overland Park, KS 66210	MAP-PARCEL NUMBER: 83-6/120

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 OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Valerie Boston

HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

Jennifer Burnson

HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO COVENANTS, CONDITIONS, EASEMENTS, EXCEPTIONS, RESERVATIONS, RESTRICTIONS, RIGHTS OF WAY OF RECORD, IF ANY.

THIS IS ( )IMPROVED ( )UNIMPROVED PROPERTY KNOWN AS:

201 Manchester Ave., Nashville, TN 37206

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this date: 04-24-02

Valerie Boston

Valerie Boston

(Individual Notary Acknowledgement)

STATE OF North Carolina

COUNTY OF Cabarrus

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared

Valerie Boston

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at 10735 Daird Taylor Rd. Charlotte, NC on this 24th day of April, 2002.

Barbara C Bost

Notary Public

SEAL

My Commission Expires: 10/5/2002

EXHIBIT "A"

LAND in Davidson County, Tennessee, being Lot No. 44, on the Plan of Beaumont Place, as shown on plat of record in Book 332, page 38, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Valerie Boston, by Deed of record at Instrument No. 20000918-0092350, Register's Office for Davidson County, Tennessee.