THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***165,900.00.

Affiant

Subscribed and sworn to before me this 2nd day of July, 2002.

Notary Public

My Commission Expires: 10.12.05

Davidson County DEEDWARR
Recvd: 07/08/02 13:37 2pgs
Fees:13.00 Taxes:613.83
20020708-0081845

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

ADDRESS OF NEW OWNER

ROBERT M. BERNSTEIN
229 Chapel Avenue
Nashville, Tennessee 37206

SEND TAX BILLS TO

MORTGAGE LENDERS
OF AMERICA, LLC
8400 W. 110th Street
Overland Park, Kansas 66210

MAP & PARCEL NOS.

MAP 83-6
PARCEL 98

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SIXTY FIVE THOUSAND NINE HUNDRED AND 00/100 DOLLARS ($***165,900.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, I, VONDA J. HUNTER, married, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto ROBERT M. BERNSTEIN, unmarried, (hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lots Nos. 1 and 2 on the Plan of E.T. Brown's Subdivision of the Hunter Tract as of record in Book 332, page 86, Register's Office for Davidson County, Tennessee.

SAID Lot Nos. 1 and 2 front together 100.0 feet on the westerly side of Chapel Avenue and run back between parallel lines 165.0 feet to an alley.

BEING the same property conveyed to William P. Carey and wife, Vonda J. Carey, by deed from Sherrie Alberta Knight, unmarried, of record in Book 9470, page 727, Register's Office for Davidson County, Tennessee; the said William P. Carey and Vonda J. Carey having since divorced and by Quitclaim Deed of record in Book 9766, page 400, William P. Carey conveyed all his right, title and interest in subject property to Vonda J. Carey. Vonda J. Carey having since married Stephen A. Deppen and is now known as Vonda J. Hunter.

STEPHEN A. DEPPEN, spouse of Vonda J. Hunter, joins in this conveyance to convey any interest he may have in subject property, particularly any marital interest.

This is improved property known as 229 Chapel Avenue, Nashville, Tennessee 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, his heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE 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. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee.

2. Matters, if any, shown on the plan of E. T. Brown's Subdivision of the Hunter Tract of record in Book 332, page 86, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 2nd day of July, 2002.

Vonda J. Hunter
VONDA J. HUNTER

Stephen A. Deppen
STEPHEN A. DEPPEN

By: Stephen A. Deppen
Stephen A. Deppen
Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named STEPHEN A. DEPPEN, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 2nd day of July, 2002.

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

Notary Public

My Commission Expires: 10/12/05

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHEN A. DEPPEN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of VONDA J. HUNTER, and acknowledged that he executed the same as the free act and deed of the said VONDA J. HUNTER.

WITNESS my hand and official seal this 2nd day of July, 2002.

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

Notary Public

My Commission Expires: 10/12/05