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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $177,500.00

Affiant

Subscribed and sworn to before me, this 30th day of August, 2002.

Notary Public
My commission expires: 7/25/2005

ANN M. LEDET NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

Address of New Owner:	Send Tax Bills to:	Tax Information
Keith H. Drahman	Mortgage Investors Group	171-03-0-B-065.00CO
641 Old Hickory Blvd. #104	8320 E. Walker Springs Lane	
Brentwood TN 37027	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, Herman A. Maass and wife, Delores F. Maass, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Keith H. Drahman, unmarried, 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:

A certain Townhouse in Davidson County, Tennessee, described as Unit No. 112, Townhomes of Fredericksburg, Phase One, Section One, Second Revision, a Horizontal Property Regime, located on Old Hickory Boulevard, Davidson County, Tennessee, together with Easements as shown on the plat of Townhomes of Fredericksburg, Phase One, Section One, Second Revision recorded in Plat Book 9700, Page 461, Register's Office, and described in a Declarartion of Covenants, Conditions and Restrictions as recorded in Book 10126, Page 435; Book 7798, Page 843; Book 10224, Page 683, and as corrected in Book 10294, Page 850 said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Fredricksburg Townhomes, contained in the Declaration of Covenants, Conditions and Restrictions and By-Laws Appended thereto, recorded in Book 10126, Page 486 and Book 10275, Page 959, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Herman A. Maass and wife, Delores F. Maass by deed from Pulte Homes Tennessee Limited partnership, a Nevada Limited Partnership of record in Book 11276, Page 308, Register's Office for Davidson County, Tennessee.

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 641 Old Hickory Blvd. #104, Brentwood, TN 37027

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.

Davidson County DEEDWARR
Recvd: 09/03/02 11:43 2pgs
Fees:13.00 Taxes:656.75
20020903-0105872

WITNESS my hand this 30th day of August, 2002.

Herman A. Maass

Delores F. Maass

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Herman A. Maass and Delores F. Maass, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Brentwood, TN, this 30th day of August, 2002.

Notary Public

My Commission expires:5/30/04

