03

Realty Title #8-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 $206,000.00

Affiant

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

Notary Public
My commission expires: 03/14/05

NOTARY PUBLIC AT LARGE

Davidson County DEEDWARR
Recvd: 09/06/02 14:26 2pgs
Fees:13.00 Taxes:762.20

20020906-0108426

Address of New Owner:	Send Tax Bills to:	Tax Information
M. Kathleen Figaro 932 Battlefield Drive Nashville TN 37204	America's Wholesale Lender P.O. Box 10212 Van Nuys, CA 91410	118-05-0-155.00

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, Tracie A. Hogan, Virginia B. Albright, Melissa A. Bernard, and Julia D. Albright, devisees under the will of George O. Albright, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to M. Kathleen Figaro, 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. 5, Block "A" on the Map of Battlefield Estates, Section 2, of record in Book 843, Page 108, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Included herein but excluded herefrom is a tract of land conveyed to the State of Tennessee, of record in Book 4777, Page 222, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to George O. Albright by deed from Stephanie A. Bell and Sherry A. Henderson Osinga, of record in Book 8715, Page 87, Register's Office for Davidson County, Tennessee. George O. Albright has since died. By will of record in Will Book 233, Page 127, Docket No. 00P-208, Probate Court Clerk's Office for Davidson County, Tennessee, and Affidavit of Ownership in Instrument No. 20010208-0012437, subject property was devised to Tracie A. Hogan, Virginia B. Albright, Melissa A. Bernard, Julia D. Albright, Devisees, the nieces of George O. Albright, reserving unto Dennis Laycox a Life Estate.

Dennis Laycox, unmarried, joins in the execution of this instrument to relinquish and convey his life estate.

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 932 Battlefield 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 30th day of August, 2002.

Tracie A. Hogan

Virginia B. Albright by Tracie A. Hogan, Atty in Fact
Virginia B. Albright
By: Tracie A. Hogan, Atty in Fact

Melissa A. Bernard by Tracie A. Hogan, Atty in Fact
Melissa A. Bernard
By: Tracie A. Hogan, Atty in Fact

Julia D. Albright by Tracie A. Hogan, Atty in Fact
Julia D. Albright
By: Tracie A. Hogan, Atty in Fact

Dennis Laycox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

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

Notary Public

My Commission expires 03/14/05

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 Tracie A. Hogan, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes herein contained, and who further acknowledged that she is the attorney in fact for Virginia B. Albright, Melissa A. Bernard and Julia D. Albright and that she is authorized by them to execute this instrument on their behalf.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of August, 2002.

3/14/05
Commission expires

Notary Public