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Realty Title 48-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 $200,000.00

Affiant

Subscribed and sworn to before me, this 4th day of September, 2002.

Notary Public
My commission expires: 03/14/05

Address of New Owner:	Send Tax Bills to:	Tax Information
Sean Haynes	Pulte Mortgage Corporation	116-03-0-071.00
146 Kenner Avenue	7475 S. Joliet St.	
Nashville TN 37205	Englewood, CO 80112	

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, Quentin L. Quigley and wife, Deborah G. Quigley, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Sean Haynes and wife, Tonya Haynes, 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 the northerly 50 feet of Lot No. 16 and part of a 10-foot reserved strip immediately to the rear of said lot on the map of Kenner-Manor Land Company's Second Subdivision of the Kenner Tract, of record in Book 421, Page 100, Register's Office for said County, described together as follows:

Beginning at a point on the easterly margin of Kenner Avenue at the southerly corner of Lot No. 15 on said map; thence with the line between said Lots Nos. 15 and 16, northeastwardly 212.5 feet to a point in the eastern boundary line of said 10-foot strip; thence with the eastern boundary line of said strip, southeastwardly 50.08 feet, more of less, to the northerly corner of the property conveyed to Thelma Hershkovitz by deed from Third National Bank, of record in Book 903, Page 182, said Register's Office; thence with said Hershkovitz;s northern boundary line, southwestwardly 209 feet, more or less, to the easterly margin of said Avenue; thence with the easterly margin of said Avenue, northwestwardly 50 feet to the beginning.

Being the same property conveyed to Quentin L. Quigley and wife, Deborah G. Quigley by Co-Executors Quitclaim Deed from Quentin L. Quigley and Deborah G. Quigley, individually and as co-executors of the Estate of Valerie G. Quigley of record in Instrument No. 200005240052075, 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 146 Kenner Avenue, Nashville, TN 37205

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.

Davidson County DEEDWARR
Recvd: 09/10/02 10:39 2pgs
Fees:13.00 Taxes:740.00
20020910-0109589

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 4th day of September, 2002.

Quentin L. Quigley

Deborah G. Quigley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Quentin L. Quigley and Deborah G. Quigley, 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 4th day of September, 2002.

Notary Public

My Commission expires 03/14/05