Davidson County DEEDWARR
Recvd: 12/10/02 11:15 2pgs
Fees:13.00 Taxes:902.80

20021210-0152134

WARRANTY DEED

B-MM-02-3002

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $244,000.00

William Michael McSurdy
Affiant

Subscribed and sworn to before me, this 5th DAY OF December, 2002.

Notary Public

MY COMMISSION EXPIRES: 7-6-06

(AFFIX SEAL)

JOYCE LEAVELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Michael McSurdy	Mortgage Resources Inc.	
3002 Overlook Drive (ADDRESS)	(NAME) 404 BNA Drive, Suite 400 (ADDRESS)	104-10-199
Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	Nashville, TN 37217 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we E. W. WHITSON, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto WILLIAM MICHAEL MCSURDY AND WIFE, CECILY [redacted] MCSURDY, hereinafter called the Grantees, their heirs and assigns, that 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. 15 of Block 5 on the Map of Fairfax Place, as of report in Book 547, pages 137 and 138 , Register's Office for said County.

Said Lot No. 15 fronts 100 feet on the northerly side of Overlook Drive and runs back 175 feet on the easterly line and 152 feet on the westerly line to a deed line on which it measures 191.8 feet

Being the same property conveyed to E.W. Whitson and wife, Lois Ruth Whitson by deed as shown of record in Book 2802, page 495, Register's Office for Davidson County, Tennessee. Said Lois Ruth Whitson having since died.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3002 Overlook Drive, Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 and assigns forever; and we do covenant with the said GRANTEES 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 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/our hand(s) this 5th day of December, 2002.

E. W. Whitson

STATE OF Tennessee

COUNTY OF Davidson

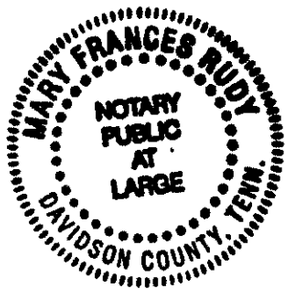
I, Mary Frances Rudy, a Notary Public of the County and State first above written, do hereby certify that E. W. Whitson personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 5th day of December, 2002.

Mary Frances Rudy
Notary Public

My Commission Expires:

(SEAL) 7-29-06



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903