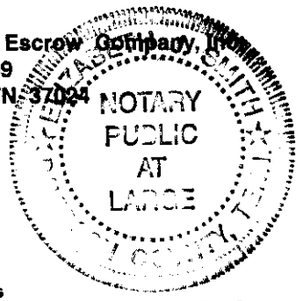
03

Realty 48A

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



My Commission Expires
November 29, 2003

Davidson County DEEDWARR
Recvd: 12/31/02 09:36 2pgs
Fees:13.00 Taxes:392.20



20021231-0162406

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $106,000.00

Affiant

Subscribed and sworn to before me, this 30 26th day of December, 2002.

Notary Public
My commission expires: 03/14/05

Address of New Owner:	Send Tax Bills to:	Tax Information
Carol Frysinger	Met Mortgage	084-01-0 119.00
909 Rosebank Avenue	504 Autumn Springs Court	
Nashville TN 37206	Franklin, TN 37067	

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, Leonard C. McKinney and wife, Brenda E. McKinney, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Carol Frysinger, 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. 43, on the Plan of Section One Rose Estates, of record in Book 3600, Page 37, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Leonard C. McKinney and wife, Brenda E. McKinney, by deed from Lucy E. Yeakey, unmarried, of record in Book 10106, Page 569, Register's Office for Davidson County, Tennessee. Brenda E. McKinney and Brenda McKinney are one and the same person.
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 909 Rosebank Avenue, Nashville, TN 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 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 27 26th day of December, 2002.

Leonard C. McKinney

Brenda E. McKinney

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 Brenda Morrell, 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 Leonard C. McKinney and Brenda E. McKinney 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 December, 2002.

_____ Commission expires

_____ Notary Public

