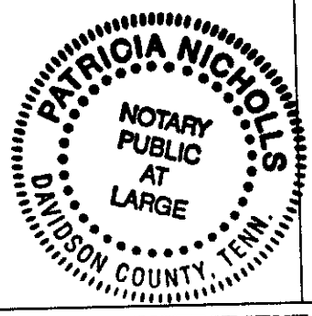
FILE BOX 45

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

Micki L. Hunter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF February, 20 03

Velma Nichols
Notary Public

MY COMMISSION EXPIRES: January 29, 2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Micki L. Hunter (NAME)	Mortgage Express, Inc. (NAME)	MAP 81-15
1730 Knowles Street (ADDRESS)	801 N. Cass Ave.; Suite 300 (ADDRESS)	PARCEL 317
Nashville, TN 37208 (CITY) (STATE) (ZIP)	Westmont, IL 60559 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Ralph A. Edwards and wife, Velma E. Edwards

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Micki L. Hunter, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 40 in the Bransford Realty Company's Resubdivision of Part of Manlove's Addition, of record in Book 421, Page 53, Register's Office for Davidson County, Tennessee.

Said lot fronts 40 feet on the north side of Thompson Street and extends back northerly between parallel lines 135.3 feet, more or less, to an alley.

BEING the same property conveyed to Ralph A. Edwards and wife, Velma E. Edwards by deed from Ronald W. Gross, unmarried, of record in Instrument 20020304-0027083, Register's Office for said County.

This conveyance is made subject to: (1) 2003 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 421, Page 53, said Register's Office.

Davidson County DEEDWARR
Recvd: 02/13/03 12:56 2pgs
Fees:13.00 Taxes:296.00

20030213-0019866

unimproved ( )
This is improved (X) property, known as 1730 Knowles Street, Nashville, TN 37208
(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 our hand s this 11th day of February, 20 03

Ralph A. Edwards

Ralph A. Edwards

Velma E. Edwards

Velma E. Edwards

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 Ralph A. Edwards and wife, Velma E. Edwards

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 11th day of February, 20 03

Commission expires January 29, 2005

Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN.

STATE OF TENNESSEE

COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared with whom I am personally acquainted (or proved and to me on the basis of satisfactory evidence) and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such, and attesting the same by the said as such.

Witness my hand and official seal at office at on this the day of 20 .

My commission expires

Notary Public