WARRANTY DEED

Jack Case Wilson
Title Associates
7100 Executive Ctr. Dr., Suite 19
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $. 123,000.00

Katrina Lewis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF February, 2003

KAREN L. TAUST NOTARY PUBLIC WILLIAMSON COUNTY TENNESSEE LARGE

Notary Public

MY COMMISSION EXPIRES: ~~March 23, 2005~~ 2/29/03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., Suite 201, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristen Nicholson	Mortgage Lenders Network USA, Inc	161-10-0-A
(NAME)	(NAME)	
5229 Cardiff Drive	213 Court St	#139.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Middletown, CT 06457	
(CITY) (STATE) (ZIP)	(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, Darren C. Portell and wife, Dana Z. Portell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kristen Nicholson, ~~a single person~~

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:

Land in Davidson County, Tennessee, being Lot No. 115 on the Plan of Villages of Brentwood, Phase Two, a Planned Unit Development, as of record in Book 6250, page 169, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Darren C. Portell and wife, Dana Z. Portell by deed from Houston Daniel Davis and wife, Jennifer Seqrest Davis of record in Instrument No. 20010913-0099845, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to any and all restrictions and easements of record.

Davidson County DEEDWARR
Recvd: 02/21/03 12:14 2pgs
Fees:13.00 Taxes:455.10

20030221-0023252

unimproved ( )
This is improved (X) property, known as 5229 Cardiff Drive, Nashville, TN 37211
(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 3rd day of February 2003

Darren C Portell by Dana Z Portell Atty in fact
Darren C. Portell

Dana Z Portell
Dana Z. Portell

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 ~~Darren C. Portell and wife~~, Dana Z. Portell

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 3rd day of February, 2003.

Commission expires April 23, 2005

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted 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 _____, _____.

My commission expires _____

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 3rd day of February, 2003, before me personally appeared Dana Z. Portell to me known to be the person who executed the foregoing instrument in behalf of Darren C. Portell as Attorney-in-Fact, and acknowledged that she executed the same as the free act and deed of the said Darren C. Portell.

Witness my hand and official seal at Nashville, Tennessee, this the 3rd day of February, 2003.

My Commission Expires: April 23, 2005

Larry N. Westbrook