Davidson County DEEDWARR
Recvd: 03/07/03 15:52 2pgs
Fees:13.00 Taxes:388.13
20030307-0030679

FILE BOX 19B

WARRAN

TATE OF TENNESSEE
OUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
GREATER, FOR THIS TRANSFER IS $ 104,900.00

03-2-38-D

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF March, 2003

Notary Public

MY COMMISSION EXPIRES: May 28, 2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

WEISS & WEISS, ATTYS AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROGER KEEGAN (NAME)	MORTGAGE LENDERS OF AMERICA, LLC (NAME)	MAP 160-14-0-B
5873 Brentwood Trace (ADDRESS)	8400 W. 110th Street. Ste. 130 (ADDRESS)	PARCEL 169.00CO
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Overland Park, KS 66210 (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, JOSEPH LEE HUNTER, MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROGER KEEGAN AND WIFE, LORETTA KEEGAN

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 Unit No. 5873 of Brentwood Trace Condominiums, Revised Section One, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5524, Page 415, and as amended in Book 5545, Page 510, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat of Brentwood Trace Condominiums, as of record in Book 5200, Page 261, said Register's Office, for a more complete identification and description of such unit.

BEING the same property conveyed to Joseph Lee Hunter, by Deed from William P. Dougan, Substitute Trustee, of record in Book 8444, Page 594, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Brentwood Trace Condominiums, of record as aforesaid, said Register's Office; and taxes for the current year which have been prorated and assumed by the

CONTINUED

unimproved ( )
This is improved (X) property, known as 5873 Brentwood Trace, Brentwood, TN 37027
(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 hand this 5th day of March, 2003

JOSEPH LEE HUNTER Joseph Lee Hunter
By: Debbie Parker
Debbie Parker, Attorney-in-Fact

LEIGHA S. HUNTER Leigha S. Hunter
BY: Debbie Parker
Debbie Parker, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____day of _____, _____ .

Commission expires _____ _____

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

Grantee(s) herein.

LEIGHA S. HUNTER, spouse of the above named JOSEPH LEE HUNTER, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

THIS instrument is being executed in behalf of JOSEPH LEE HUNTER AND WIFE, LEIGHA S. HUNTER pursuant to a Power of Attorney executed by same on the 4th day of March, 2003, of record in Instrument No. 20030307-0030678, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 5th day of March, 2003, before me personally appeared DEBBIE PARKER, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of JOSEPH LEE HUNTER AND WIFE, LEIGHA S. HUNTER, and acknowledged that she executed the same as the free act and deed of the said JOSEPH LEE HUNTER AND WIFE, LEIGHA S. HUNTER.

My Commission Expires: 5/28/03

Notary Public