THIS INSTRUMENT PREPARED BY:
Mudter Morgan & Patterson
Attorneys-at-Law
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $94,000.00.

Katrina Lewis
Affiant

Subscribed and sworn to before me, this 21st day of FEBRUARY, 2003.

Notary Public
My Commission Expires: 7/9/2006

TERRI OLIVER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY TENN.

First Title & Escrow Co., Inc.
FTEC File No. 20075
Return TO-D-0148
Jack Case Wilson
Title Associates
7100 Executive Ctr. Dr., Suite 150
Brentwood, TN 37027

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr. Patrick B. Kinney 21 Vaughn's Gap Road, #C-39 Nashville, TN 37205	America's Wholesale Lender P.O. Box 10212 Van Nuys, CA 91410	MAP 129-15-A PAR 39.00 CO FB 09DZ 73245

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, JARRON B. SPRINGER AND WIFE, JENNIE REBECCA SPRINGER F/K/A JENNIE R. RODGERS ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to PATRICK B. KINNEY, A MARRIED MAN ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 21 Vaughn's Gap Road, #C-39, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of FEBRUARY, 2003.

JARRON B. SPRINGER

Jennie Rebecca Springer
JENNIE REBECCASPRINGER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, JARRON B. SPRINGER AND WIFE, JENNIE REBECCA SPRINGER, 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, at office, this 21st day of FEBRUARY, 2003.

My Commission Expires: _____
Notary Public

Davidson County DEEDWARR
Recvd: 03/10/03 15:10 2pgs
Fees:13.00 Taxes:347.80
20030310-0031322

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 39, together with the appurtenant interest in the common elements of Belle Meade Highlands Condominium, a horizontal property regime established by Master Deed, of record in Book 7091, page 302, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "A-2" to the aforementioned Master Deed.

Being the same property conveyed to Jarron B. Springer and Jennie R. Rodgers, both unmarried as joint tenants with right of survivorship by deed from Chris Thoeny, unmarried of record as Instrument No. 20010604-0057691, said Register's Office. The said Jennie R. Rodgers having since married Jarron B. Springer and is now known as Jennie Rebecca Springer.

This conveyance is made subject to: (1) 2003 Taxes, which have been prorated and assumed by the Grantee; (2) Charter of record in Book 7102, page 223; (3) Restrictions of record in Book 7091, page 302; and (4) Easements of record in Book 4816, page 427, corrected in Book 4881, page 710 and Book 11000, page 273, said Register's Office.