This instrument prepared by:
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Attorneys at Law
339 Main Street, Suite 100
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 04/15/03 15:39 2pgs
Fees:13.00 Taxes:503.20
20030415-0050391

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Dustin S. McGregor & wife, Melaina S. McGregor 4817 Milner Drive Nashville, TN 37211	**Nexstar Financial Corp. P. O. Box 986 Newark, NJ 07184**	**147 06 0 098.00**

WARRANTY DEED

For and in 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, I, **Jeanette Viola Carper Haislip, a married person,** hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Dustin S. McGregor and wife, Melaina S. McGregor**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tn, being Lot No. 22 on the Plan of the revised Plan of Caldwell Hall, Section I, of record in Book 2900, pages 57, 58 and 59, Register's Office of Davidson County, TN.

BEING the same property conveyed to Jeanette Viola Carper by quitclaim deed from Keith Ranson Carper (pursuant to Divorce Decree, Docket No. 97D-1411, Fourth Circuit Court for Davidson County, TN), of record in Book 10538, page 999, RODC, TN, and a quitclaim deed from Billy H. Carper and wife, June Y. Carper, of record in Book 10591, page 601, Register's Office of Davidson County, TN. Jeanette Viola Carper nka Jeanette Viola Carper Haislip

SUBJECT TO THE FOLLOWING:

1. All matters of record in Book 2900, page 59, RODC, TN.

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 I COVENANT with the said Grantees that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND I FURTHER covenant and bind myself, my 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.

And I, Ronald Haslip, husband of Jeanette Viola Carper Haslip, join in this conveyance for the purpose of conveying any marital interest I may have in this property to Grantees herein.

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.

This improved property is known as:

4817 Milner Drive, Nashville, TN 37211.

WITNESS OUR HANDS THIS 4th DAY OF APRIL, 2003, IN FRANKLIN, TENNESSEE.

Jeanette Viola Carper Haislip

Ronald Haislip

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, Jeanette Viola Carper Haislip and husband, Ronald Haislip, the within named bargainor(s) with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 4th day of April, 2003.

Notary Public

My Commission Expires: 12/19/05

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $136,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 4th day of April, 2003, in Franklin, Tennessee.

Notary Public

My Commission Expires: 12/19/05