PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref:(SK) Title No: 44535
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 06/09/03 09:31 2pgs
Fees:13.00 Taxes:654.90
20030609-0078948

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Kathryn Canniff Mary Canniff 3475 Golf Club Lane Nashville, Tennessee 37215	Mortgage Lenders of America 8400 West 110th Street Suite 130 Overland Park, Kansas 66210

TAX MAP-PARCEL NUMBERS: 117-07-F-003

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$177,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mary M. Driver, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kathryn Canniff and Mary Canniff** as joint tenants with right of survivorship hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, Being Unit No.3 of Brighton Court Condominium, Phase One horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Exhibit D of record in Book 6629 page 532 amended in Book 6912, page 158 and Book 6912, page 163 Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

BEING the same property conveyed to Mary M. Dempster, unmarried by deed from Mary Carolyn Roberts, unmarried of record in Book 9887, page 661, Register's Office for said County. Said Mary M. Dempster is now known as Mary M. Driver.

Jason Driver, spouse of Mary M. Driver, joins in this conveyance soley to convey any and all marital interest he may have in the above described property.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, as shown on the Exhibit D of record in Book 6629 page 532 amended in Book 6912, page 158 and Book 6912, page 163 Register's Office for said County, to which source reference is hereby made for more complete details of description; Storm Water Detention Agreement of record in Book 6436, page 578, said Register's Office; The provisions of the condominium Master Deed of record in Book 6629, page 532, Book 6912, page 158, Book 6912 page 163; Book 10364, page 141, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 3475 Golf Club Lane, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of May, 2003.

Mary M. Driver

Jason Driver

State of TENNESSEE
County of DAVIDSON

On this 28th day of May, 2003 , before me the undersigned authority, personally appeared Mary M. Driver and Jason Driver, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

NOTARY PUBLIC AT LARGE
COUNTY
My Commission Expires 7/26/2003

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $177,000.00

Affiant

Sworn and subscribed before me this the 28th day of May, 2003

My Commission Expires: _____

NOTARY PUBLIC AT LARGE
My Commission Expires

Notary Public