PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref:(SK) Title No: 44738
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 07/10/03 14:35 2pgs
Fees:12.00 Taxes:0.00
20030710-0095804

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Donna L. McCartney, Trustee 1411 Vancouver Ave. Burlingame, CA 94010	Flagstar Bank, FSB P.O. Box 7026 Troy, Michigan 48007-7026

TAX MAP-PARCEL NUMBERS: 103-03-257

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$162,100.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mark Steven Hilty and wife, Kristy M. Hilty,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Donna L. McCartney, Trustee, or her Successors in trust, under the McCartney Revocable Living Trust, dated August 28, 2001 and any amendments thereto** 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:**

Land in Davidson County, Tennessee Being the westerly part of Lot No. 6 Block 21 on the Plan of Sylvan Park, not of record, described as follows:

Said part of Lot No. 6, Block 21, fronts 50 feet on the southerly margin of Nebraska Avenue, and extends back between parallel liens and with the easterly margin of Fiftieth Avenue 160 feet to an alley in the rear.

Being the same property conveyed to Mark Steven Hilty and wife, Kristy M. Hilty by deed from Nicole L. Hart, unmarried of record in Book 11730, page 111, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2003, and subsequent years

This is improved property, known as: 4911 Nebraska Avenue, Nashville, Tennessee 37209

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 3rd day of July, 2003.

Mark Steven Hilty

Kristy M. Hilty

State of TENNESSEE

County of DAVIDSON

On this 3rd day of July, 2003 , before me the undersigned authority, personally appeared Mark Steven Hilty Kristy M. Hilty , 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: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE

County of DAVIDSON

My Commission Expires MAY 30, 2004

AFFIDAVIT

This conveyance is to a revocable living trust and is exempt from the transfer tax pursuant to Tennessee Code Annotated, Section 67-4-409 (a) (3) (F).

Affiant

Sworn and subscribed before me this the 3rd day of July, 2003

My Commission Expires: _____

SHAWN K. BENNETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires MAR. 31, 2007