THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 492,800.00

Affiant

Subscribed and sworn to before me, this 5th day of August, 2003

Notary Public

My Commission Expires: 10-12-05

Davidson County DEEDWARR
Recvd: 08/08/03 15:28 2pgs
Fees:13.00 Taxes:1823.36
20030808-0113581

MITCHELL A. WATTS
Notary Public
Sumner County, Tennessee

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
MICHAEL S. McQUIGG 2914 Oakland Avenue Nashville, Tennessee 37212	AMERICA'S WHOLESALE LENDER 750 Old Hickory Boulevard Brentwood, Tennessee 37027	MAP 117-09 PARCEL 110

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED NINETY TWO THOUSAND EIGHT HUNDRED AND NO/100---------- ($ 492,800.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, ELIZA ERHARDT-EISEN AND HUSBAND, GLENN EISEN hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto MICHAEL S. McQUIGG and wife, ANN M. McQUIGG 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:

BEING parts of Lots 17 and 18 on the Map of Belmont Terrace as of record in Book 421, page 101, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING on the easterly margin of Oakland Avenue in the City of Nashville, Tennessee, at a point 359.0 feet south of the southerly margin of Cedar Lane, said point being the southwest corner of the property conveyed to R.R. Ogilive by deed from American Trust Company, Trustee, of record in Book 702, page 260, said Register's Office; thence with said Ogilive's southerly line eastwardly 170.0 feet to an iron pin in the westerly margin of an alley at a point 367.0 feet south of the southerly margin of Cedar Lane; thence with said alley southwardly 58.0 feet to an iron pin at the northeast corner of the property conveyed to J.M. Austin et ux by deed from W.A. Jones of record in Book 611, page 669, said Register's Office; thence with said Austin's northerly line westwardly 168.5 feet to an iron pin in the easterly margin of of Oakland Avenue; thence with said Avenue northwardly 58.0 feet to the beginning.

BEING the same property conveyed to Eliza Erhardt-Eisen and husband, Glenn Eisen, by deed dated March 10, 2000, from Jerry W. Ownes, unmarried, of record as Instrument No. 200003170027429 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 2914 Oakland Avenue, Nashville, Tennessee 37212

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.

GRANTORs COVENANT___ with the said GRANTEEs that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Belmont Terrace of record in Book 421, page 101, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT___ and bind___ themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 5th day of August, 2003.

ELIZA ERHARDT-EISEN

GLENN EISEN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ELIZA ERHARDT-EISEN AND HUSBAND, GLENN EISEN, the bargainor s, 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 and official seal this 5th day of August, 2003.

My Commission Expires: October 12, 2005

Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____day of _____.

My Commission Expires: _____

Notary Public