THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 22253-01-2004** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $129,000.00. Affiant Subscribed and sworn to before me this 5th day of February, 2004. Notary Public My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT 22, 2007

WARRANTY DEED

Address New Owner: Kelli M. Laws 2951 McGavock Pike Nashville, TN 37214	**Send Tax Bills To:** Accredited Home Lenders, Inc. 5500 Interstate North Parkway Suite 300 Atlanta, GA 30328	**Tax Information:** Map No.073.12 Parcel No. 072.00

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, **James Michael Maitland and Devin E Lafaye**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kelli M. Laws, married** ("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 2951 McGavock Pike, Nashville, Tennessee, 37214 and is not now nor has it ever been the primary residence of the Grantors.

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 the 5th day of February, 2004.

James Michael Maitland

Devin E Lafaye

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **James Michael Maitland and Devin E Lafaye**, 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 5th day of February, 2004.

Notary Public

My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT 22, 2007

Davidson County DEEDWARR
Recvd: 02/12/04 14:21 2pgs
Fees:13.00 Taxes:477.30

20040212-0017021

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 155 on the Plan of Section One Sunset View as of record in Plat Book 2331, pages 100 and 101, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James Michael Maitland and Devin E. Lafaye by Substitute Trustee's deed dated September 16, 2003 from Arnold M. Weiss, Substitute Trustee, of record in Instrument No. 20030930-0144169, Register's Office for Davidson County, Tennessee. (Resulting from foreclosure of deed of trust executed by Marvin L. Drake on August 24, 2002, of record in Instrument No. 20020830-0105174, said Register's Office.)

And being the same property conveyed to Michelle D. Austin by quitclaim deed from David "Randy" Kennedy, Trustee, dated November 1, 2002, of record in Instrument No. 20021112-0139516, said Register's Office.

This conveyance is made subject to:

1) 2004 Taxes which been prorated and assumed by the Grantee(s;
2) Easements of record in Book 6785, page 248, Book 6994, page 873
3) All matters appearing on the Plan of record in Book 2331, pages 100 and 101, Register's Office for Davidson County, Tennessee.