WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,200.00

Angela D. McClain
Affiant

Subscribed and sworn to before me, this 26th day of February, 2004

Notary Public

MY COMMISSION EXPIRES: 5/28/06
(AFFIX SEAL)

JAY H. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 03/02/04 11:37 2pgs
Fees:13.00 Taxes:215.34
20040302-0023499

ADDERSSS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angela D. McClain	Fieldstone Mortgage Company	72-7
(NAME)	(NAME)	(MAP)
1221 Kirkland Avenue	11000 Broken Land Parkway, Ste 600	17
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37216	Columbia, MD 21044	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For an in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Mona L. Tate, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Angela D. McClain, married, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 6, on the Plan of Resubdivision of Lots 26, 27, 28 and the easterly 50 feet of Lot No. 29 Inglewood Place, of record in Plat Book 4660, page 140, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Marvin C. Tate and wife, Mona L. Tate by deed from Barbara Allen Brewer Douthit dated August 27, 1986, of record in Book 6968, page 996, and further conveyed to Mona L. Tate by Quitclaim Deed from Marvin C. Tate, dated April 6, 1999, of record in Instrument No. 20000712-0069108, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 1221 Kirkland Avenue, Nashville, Tennessee 37216

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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. 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.

Witness my/our hand(s) this 26th day of February, 2004.

Mona L. Tate
Mona L. Tate

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Mona L. Tate, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged herself to be the within named bargainor(s) and who executed the foregoing instrument for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 26th day of February, 2004.

Notary Public

My Commission expires: 9/25/2004