Box 13 #7625

Davidson County DEEDWARR
Recvd: 04/16/04 14:27 2pgs
Fees:13.00 Taxes:303.40
20040416-0043253

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075
File No. 05-0403-61300

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $ 82,000.00.

x Henry E McGee
Affiant

Subscribed and sworn to before me, this 31st day of March, 2004.

Notary Public
My commission expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address of New Owner:	Send Tax Bills to:	Tax Information
Henry McGee 200 Ellington Place Madison, TN 37115	Mortgage Resources, Inc. 404 BNA DR. Ste 400 NASHVILLE, TN 37211	51-10-B-43.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Carlos Rivera, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Henry McGee, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being Unit No. 200 on the plan of Ellington Place Condominiums, of record in Plat Book 6250, Page 829, said Register's Office, in which plan reference is hereby made for a more complete description.

Being the same property conveyed to Wanita Zoe Williams by deed from Jeffrey L. Winkler, dated 7-31-97, recorded 8-4-97, in Book 10555, page 482, in the Register's Office for Davidson County, Tennessee; and further conveyed to Carlos Rivera by deed from Marc. T. Whiting of record in Instrument No. 20030815-0118031, said Register's Office.

The said Wanita Zoe Williams having since died leaving Marc T. Whiting as sole heir.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 200 Ellington Place, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 30 day of March, 2004.

Carlos Rivera

STATE OF Texas
COUNTY OF Bexar

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Carlos Rivera, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in San Antonio Tx, this 30 day of March, 2004.

Notary Public

My Commission expires 10-15-2006

THERESA K. ADKINS
MY COMMISSION EXPIRES
October 15, 2006