File #200420521

Please return to:
Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00.

Marilyn Painter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th day of January, 2005.

B Hodge
Notary Public

MY COMMISSION EXPIRES: 10/22/05
(AFFIX SEAL)

BARBARA T. HODGE NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN. MY COMM. EXP 10/22/05

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 124 First Avenue South, Suite 102, Franklin, TN 37064

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristina Kirkland	WMC Mortgage Corp.	Map: 161-10-A-178
(NAME) 5065 English Village Dr.	(NAME) 6320 Canoga Avenue	
(ADDRESS) Nashville TN 37211	(ADDRESS) Woodland Hills, CA 91367	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 02/01/05 10:35 2 pgs
Fees:13.00 Taxes:554.63
20050201-0011550

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **ELIZABETH A. SIEGERT AND EVANS H. STEEN, Wife and Husband** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **KRISTINA KIRKLAND, UNMARRIED**, hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, towit:

Land in Davidson County, Tennessee, being all of Lot No. 143, on the Plan of Phase Two, Villages of Brentwood, as shown by plat appearing of record in Plat Book 6250, Page 169 as corrected by Surveyor's Certificate of Correction of record in Book 8484, Page 140 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Elizabeth A. Siegert and Evans H. Steen, wife and husband by Warranty Deed dated February 14, 2000 of record in Instrument No. 20000309-0024368, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Covenants, Conditions and Restrictions of record in Book 6143, Page 11 as amended in Book 6398, Page 495, Book 8507, Page 831, Book 11526, Page 579 and in Instrument No. 20000606-0056066; Ingress and Egress from Village Way of record in Book 11076, Page 537, Book 11076, Page 661 and in Book 11526, Page 579; Dedication of Easement for Water Mains and Appurtenances of record in Book 8197, Page 338; Storm Water Detention Agreement of record in Book 11078, Page 919; Charter of Homeowners' Association of record in Instrument No. 20000606-0056067; all matters shown on plat of record in Plat Book 6250, Page 169 as corrected by Surveyor's Certificate of Correction of record in Book 8484, Page 140; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 5065 English Village Dr., Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, his/her heirs and assigns forever; and Grantors covenant with the said GRANTEE 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, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 our hands this 27th day of January, 2005.

Elizabeth A Siegert By Evans H Steen Her Atty in Fact
Elizabeth A. Siegert by Evans H. Steen
her Attorney-in-Fact

Evans H Steen
Evans H. Steen

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 27th day of January, 2005, before me personally appeared Evans H. Steen with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact of Elizabeth A. Siegert and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument Number 20050201-0011549 Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this 27th day of January, 2005.

Notary Public

My Commission Expires: 10/22/05

(SEAL)

BARBARA E. HODGE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMM. EXP 10/22/05

Mail After Recording To:

Elite Title Company, LLC
109 Westpark Drive, Suite 350
Brentwood, TN 37027