FILE BOX 45

WARRANTY DEED

CONNIE HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,800.00

Monica Wilson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of April, 2005

Connie Hooper
Notary Public:

MY COMMISSION EXPIRES: 2.24.09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Monica Wilson	New Century Mortgage Corp.	Map 96
2809 Hastings Rd.	3109 W. Martin Luther King Blvd. #300	Group 5
Nashville, TN 37214	Tampa, FL 33607	Parcel 185

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Samuel Clinton Lake, Devisee of the Estate of Mabel N. Lake

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Monica Wilson, unmarried

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 Lot No. 66 on the Map of Donelson Heights, as of record in Book 1424, Page 35, Register's Office for Davidson County, Tennessee.

Said Lot No. 66 fronts 90 feet on the northerly side of Hasting Road and runs back between lines, 158.85 feet on the westerly line, and 159.81 feet on the easterly line to a dead line in the rear on which it measures 90 feet.

Being the same property conveyed to Clinton Willoughby Lake and wife, Mabel Nora Lake by deed from Fred O. Flowers and wife, Virginia E. Flowers of record in Book 1972, Page 307, said Register's Office, dated May 1, 1951. The said Clinton Willoughby Lake having predeceased Mabel Nora Lake. The Grantor herein executes this instrument as Devisee of the Estate of Mabel N. Lake (a/k/a Mabel Nora Lake) pursuant to the authority granted by the Will of the Decedent of record in the Probate Court of Davidson County, Tennessee, Probate File #97P-1245, and Will Book 215, Page 55.

This conveyance is subject to Restrictions of record in Book 1334, Page 453 and Book 1537, Page 481, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 1424, Page 35, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2809 Hastings Rd., Nashville, TN 37214

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 hand this 29th day of April, 2005.

Estate of Mabel N. Lake

Samuel Clinton Lake Devisee

By: Samuel Clinton Lake, Devisee

Davidson County DEEDWARR
Recvd: 05/03/05 11:14 2 pgs
Fees:13.00 Taxes:372.96

20050503-0049151

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 Samuel Clinton Lake, Devisee of the Estate of Mabel N. Lake, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is a Devisee of the Estate of Mabel N. Lake and as such Devisee, he is authorized to execute this instrument on behalf of the Estate.

Witness my hand, at office, this 29th day of April, 2005.

My Commission Expires: 1-27-07

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.