WARRANTY DEED

B-KW-06-3053

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,000.00

Ingrid Nobrega
Affiant

Subscribed and sworn to before me this 15th DAY OF December, 2006.

Notary Public

MY COMMISSION EXPIRES: 3-8-10
(AFFIX SEAL)

PATRICK MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR. 8, 2010

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ingrid K. Nobrega	Access National Mortgage	
3053 Richmond Hill Drive (ADDRESS)	(NAME) 1800 Robert Fulton Drive, Suite 350 (ADDRESS)	60-2-243.00
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Reston, VA 20191 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we THE ESTATE OF MAE A. (KAY) DOSS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto INGRID K. NOBREGA AND JUNE A. NOBREGA, joint tenants with the right of survivorship, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 165 ON THE PLAN OF PARKWOOD ESTATES, SECTION 1, OF RECORD IN BOOK 2900, PAGE 119, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MAE A. (KAY) DOSS BY WARRANTY DEED FROM BILLY G. SMITH AND WIFE, MYRA H. SMITH, RECORDED ON THE 4TH DAY OF NOVEMBER, 1968 IN DEED BOOK 4283, PAGE 904, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

See attached Exhibit A for derivation

THIS CONVEYANCE IS SUBJECT TO A) 2006 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 2900, PAGE 119 & 120; BOOK 3136, PAGE 52; BOOK 3253, PAGE 591, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 3053 Richmond Hill Drive, Nashville, Tennessee 37207
(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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 15th day of December, 2006.

The Estate of Mae A. (Kay) Doss

Mike Doss

Davidson County DEEDWARR
Recvd: 12/21/06 14:04 3 pgs
Fees:18.00 Taxes:418.10

20061221-0157540

STATE OF Tennessee
COUNTY OF Davidson

On this the 15th day of December, 2006, before me personally appeared Mike Doss , Devisee of the The Estate of Mae A. (Kay) Doss, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 15th day of December, 2006.

Notary Public

My Commission Expires: 7-24-10

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903

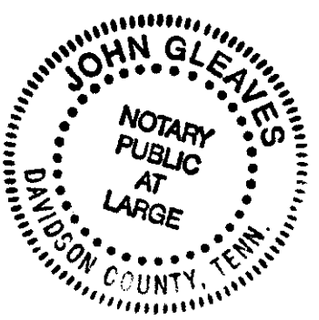


Exhibit A

BEING THE SAME PROPERTY CONVEYED TO MAE A. (KAY) DOSS BY WARRANTY DEED FROM BILLY G. SMITH AND WIFE, MYRA H. SMITH, RECORDED ON THE 4TH DAY OF NOVEMBER, 1968 IN DEED BOOK 4283, PAGE 904, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. The said Mae A. (Kay) Doss having since died and bequeathed the subject property to Michael Earl Doss by Last Will and Testament as shown of record in Docket No. 06P1049, Probate Court of Davidson County, Tennessee. Michael Earl Doss and Mike Doss are one and the same person.