WARRANTY DEED

BOOK 9517 PG 294

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 96,500.00

Polley A. Lesser
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF November 19 94

Robert L. Jones
Notary Public

MY COMMISSION EXPIRES: 5/24/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Premier Title & Escrow, Inc., 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Polley A. Lesser (NAME)	America's Wholesale Lender (NAME)	MAP 29
5636 Clarksville Highway (ADDRESS)	750 Old Hickory Blvd., Suite 286 (ADDRESS)	PARCEL 216
Joelton, Tennessee 37080 (CITY) (STATE) (ZIP)	Brentwood, Tennessee 37027 (CITY) (STATE) (ZIP)	

FOR AND 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, Henry L. Winfrey and wife, Edna Winfrey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Polley A. Lesser, unmarried and Brett J. Burr, unmarried, as Tenants in Common

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:

Land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by George W. Watkins, dated October 23, 1956, as follows:

BEGINNING at a point in the center of U.S. Highway No. 112 or Clarksville Highway at the northwest corner of a tract containing 40.6 acres conveyed to Bennett L. Curtis and wife, Rose Curtis, by deed from Rudolph Del Bianco and wife, of record in Book 2598, page 595, Register's Office for Davidson County, Tennessee: thence along their line as follows: N 50° 15' E 347 feet to a 4-inch locust; N 6° W 335 feet to a point, Joe Tosa land near a spring; thence along Toso's southerly line, S 62° W 133 feet; S 72° 30' W 108 feet ; S 77° 30' W 163 feet to the centerline of Clarksville Highway; thence with the center line of said Highway, S 18° 15' E 448.6 feet to the beginning, containing three acres, more or less.

BEING the same property conveyed to Henry L. Winfrey and wife, Edna Winfrey by deed from Bill L. Duke and wife, Brenda Duke of record in Book 5169, page 512, Register's Office for Davidson County, Tennessee. BEING the same property conveyed to Henry L. Winfrey and wife, Edna Winfrey, and McKinley Wairse and wife, Ruth Wairse, as tenatnts in common with the survivor or survivors taking the entire fee, by Quitclaim Deed from Henry L. Winfrey and wife, Edna Winfrey of record in Book 5213, page 544, Register's Office for Davidson County, Tennessee. The said McKinley Wairse and wife, Ruth Wairse have since died leaving Henry L. Winfrey and wife, Edna Winfrey as the surviving tenants by the entirety.

This conveyance is subject to any and all easements and restrictions of record.

unimproved ( )
This is improved (X) property, known as 5636 Clarksville Highway, Joelton, Tennessee 37080
(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 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 our hand s this 8th day of November 19 94

Henry L. Winfrey
Henry L. Winfrey

Edna Winfrey
Edna Winfrey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9517 PG 295

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Henry L. Winfrey and wife, Edna Winfrey

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 8th day of November, 19 94

Commission expires 5/24/97

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

07883

IDENTIF. ↑ REFERENCE

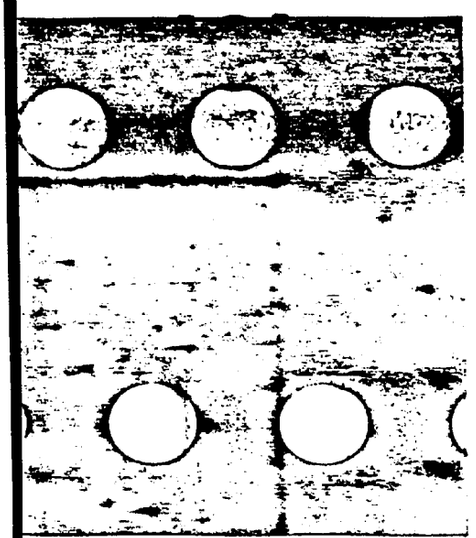
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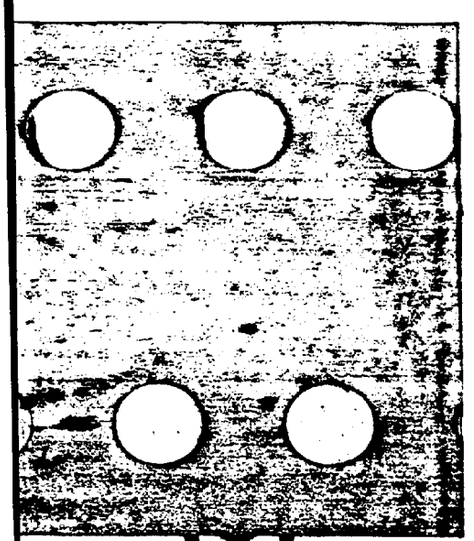
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

2863 11/10 0101 03CHECK

366.05





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9517 PG 296

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 96500.00
				CON TX 357.05
				PRFEE 1.00
				WDEED 8.00
				TOTAL 366.05
				CHECK 366.05
11/10/94	01			10:57 0001 2863

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07883
IDENTIF. & REFERENCE

94 NOV 10 AM 9:58

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 852961