0220255

IDENTIF. ↑ REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (jb) Title No: 38181
Dav. Co. File: Box 8

96 SEP -3 AM 10:00

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

BOOK 10174 PG 377

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Brenda Ross Allen 8033 Settler's Way Nashville, TN 37221	America's Wholesale Lending 155 North Lake Avenue Pasadena, CA 91109

TAX MAP-PARCEL NUMBERS: 126-15-A-67

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jeffry S. Wolverton and spouse, Patricia H. Wolverton,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Brenda Ross Allen, unmarried,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 279, Phase One on the plan of Boone Trace at Biltmore of record in Plat Book 7900, page 667, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a complete legal description.

BEING the same property conveyed to Jeffry S. Wolverton and wife, Patricia H. Wolverton by deed from Fox Ridge Homes, Inc. of record in Book 9520, page 119, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 9342, Page 312, said Register's Office, and to the matters set forth in the referenced Plan of record.

This instrument is executed on behalf of Jeffry S. Wolverton and Patricia H. Wolverton by Brent Riley as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 8033 Settler's Way, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered,

unless otherwise herein set out. BOOK 10174 PG 378

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of August, 1996.

Jeffry S. Wolverton

Jeffry S. Wolverton, By: Brent Riley, Atty-In-Fact

Patricia H. Wolverton

Patricia H. Wolverton, By: Brent Riley, Atty-In-Fact

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 144000.00

Brenda Ross Allen
Affiant

Sworn and subscribed before me on the 28th day of August, 1996.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

My Commission Expires: _____

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 **Brent Riley**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Jeffry S. Wolverton and Patricia H. Wolverton**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 28th day of August, 1996.

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

EXHIBIT "A"
To
WARRANTY DEED

FROM: Jeffry S. Wolverton and Patricia H. Wolverton

TO: Brenda Ross Allen

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Brent Riley, Affiant

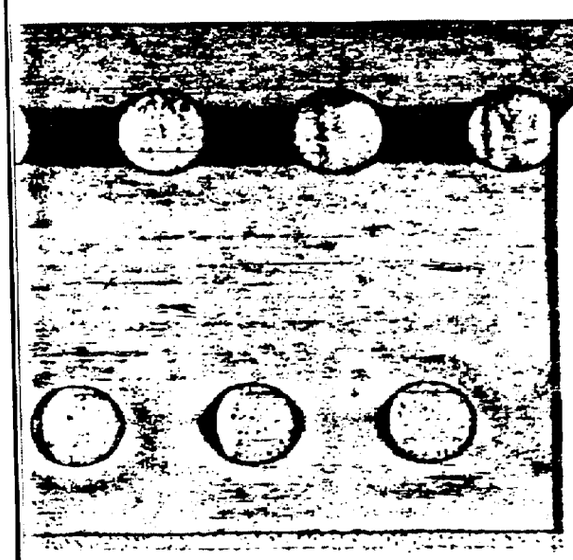
Sworn to and subscribed before me this
28th day of August, 1996.

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

3152 09/03 0101 03CHECK 545.00



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

RECEIVED OF _____

FOR _____

BOOK 10174 PG 380

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	144000.00
			CON TX	532.80
			PRFEE	1.00
			MDEED	12.00
			TOTAL	545.80
			CHECK	545.80
		09/03/96	01	10:02 0001 3152

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0220255
IDENTIF. # REFERENCE

96 SEP -3 AM 10: 06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1025665