WARRANTY DEED

BOOK 10342 PG 871

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 200,000.00

Connie M. Rudolph
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st DAY OF January 19 97

Notary Public

MY COMMISSION EXPIRES: 1-[illegible]-98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title Company, 109 Holiday Court, Suite C-5, Franklin, Tennessee 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Connie M. Rudolph (NAME)	America's Wholesale Lender (NAME)	114-14-A-63
204 Deer Pointe (ADDRESS)	750 Old Hickory Blvd. #286 (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Brentwood, TN 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, James Lee and Ed Groves

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Connie M. Rudolph, an unmarried person

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 Davidson County, Tennessee, being Lot No. 63 on the Final Plat, Section 1, Woodland Forest, A Planned Unit Development, of record in Book 6900, Pages 534-536, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to James Lee and Ed Groves by Deed from Freddie H. Stromatt and wife, Edith M. Stromatt of record in Book 10079, Page 931, Registr's Office for Davidson County, Tennessee, and by Deed of Correction of Record in Book 10342, Page 866, Register's Office for Davidson County, Tennessee.

This conveyance made subject to:

Davidson County taxes for the year 1997 are a lien but not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying their prorata share thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable.

The Plan of Record in Book 6900, Page 534-536, said Register's Office.

CONTINUED

This is improved (X) unimproved ( ) property, known as 204 Deer Pointe, Nashville, TN 37221
(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 31st day of January 19 97

James Lee

Ed Groves by Curtis M. Groves his attorney in fact

Ed Groves by Curtis M. Groves His Attorney in Fact

BOOK 10342 PG 872

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, William S. Carman, Sr., a Notary Public in and for said County and State, the within named James Lee

the bargainor ____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~he~~ executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 31st day of January 19 97.

Commission expires 1-20-98

William S. Carman
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

STATE OF TENNESSEE
COUNTY OF ____

Personally appeared before me, the undersigned authority, Curtis M. Groves, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Ed Groves, and who acknowledged that he/she executed the same as the free act and deed of the said Ed Groves.

Witness my hand and official seal, at Brentwood, Tennessee, this January 31, 1997.

William S. Carman
Notary Public

My Commission Expires:
1-20-98

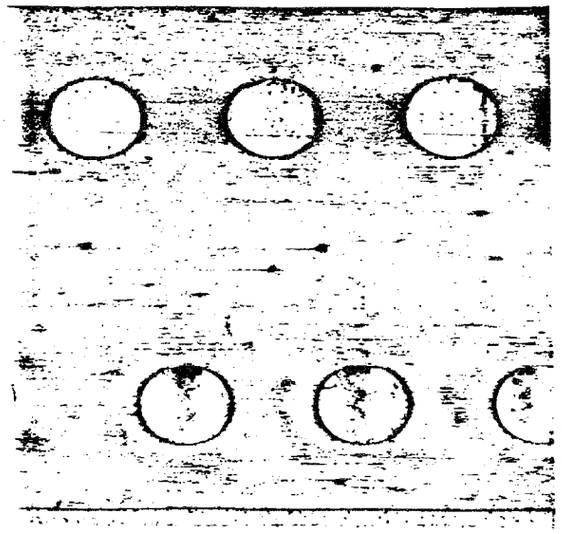
LEGAL DESCRIPTION CONTINUATION

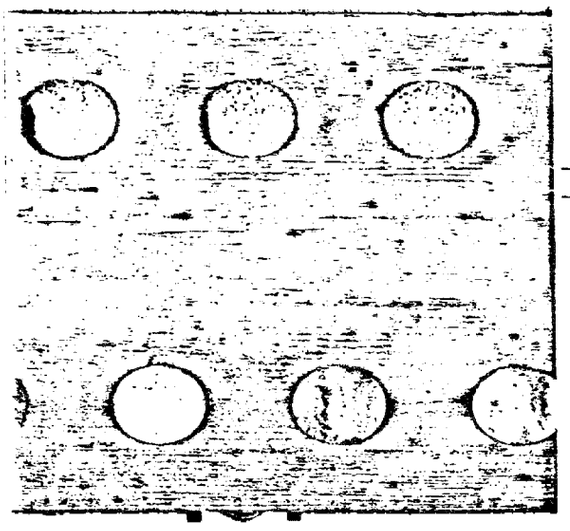
Restrictive Covenants/Declaration of Covenants, Conditions and Restrictions of record in Book 7207, Page 851, said Register's Office.

02710974
IDENTIFICATION REFERENCE

97 FEB -6 PM 2:59
DAVIDSON COUNTY, TN.

078 02/06 0101 03CHECK 749.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10342 PG 873

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 200000.00

CON TX 740.00

PRFEE 1.00

WDEED 8.00

TOTAL 749.00

CHECK 749.00

02/06/97 01 15:05 0001 4078

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0270974

IDENTIF. # REFERENCE

97 FEB -6 PM 2:59

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

No. 1114579