BOOK 10421 PG 749

BOX 19B
97-4-11A

WARRANTY DEED

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
17th DAY OF April 19 97

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ARTHUR G. SMITH (NAME)	AMERICA'S WHOLESALE LENDER (NAME)	MAP 143-06-0-C
931 Harpeth Trace Drive (ADDRESS)	155 North Lake Avenue (ADDRESS)	PARCEL 008co
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Pasadena, CA 91109 (CITY) (STATE) (ZIP)	FB 09D-80969

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, TERESA A. CORLEW, A MARRIED PERSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ARTHUR G. SMITH AND WIFE, MELANIE M. SMITH

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 Unit No. B-4 of Wood Valley Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 7382, Page 189, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Wood Valley Condominiums, as of record shown on Exhibit "B" to the Master Deed in Book 7382, Page 189, said Register's Office, for a more complete identification and description of such unit.

BEING the same property conveyed to John Cortner and wife, Teresa A. Corlew, by Deed from Brenda G. Rosenblum and Barbara F. Weinstein, D/B/A Brenbar Construction Company, of record in Book 7522, Page 34, Register's Office for Davidson County, Tennessee. The said parties having since divorced by Final Decree of record in Minute Book 148C, Page 1908, Circuit Court for said County. The said property was further conveyed to Teresa A. Corlew by Quitclaim Deed from John W. Cortner of record in Book 8911, Page 882, said Register's Office.

This conveyance is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in

CONTINUED

unimproved ( )
This is improved (X) property, known as 931 Harpeth Trace Drive, 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 17th day of April 19 97

Teresa A. Corlew
TERESA A. CORLEW

Wesley W. Allen
WESLEY W. ALLEN

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 TERESA A. CORLEW AND HUSBAND, WESLEY W. ALLEN

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 Brentwood, Tennessee, this 17th day of April 19 97.

Commission expires July 24, 1999

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, executed 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 _____.

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

My commission expires _____

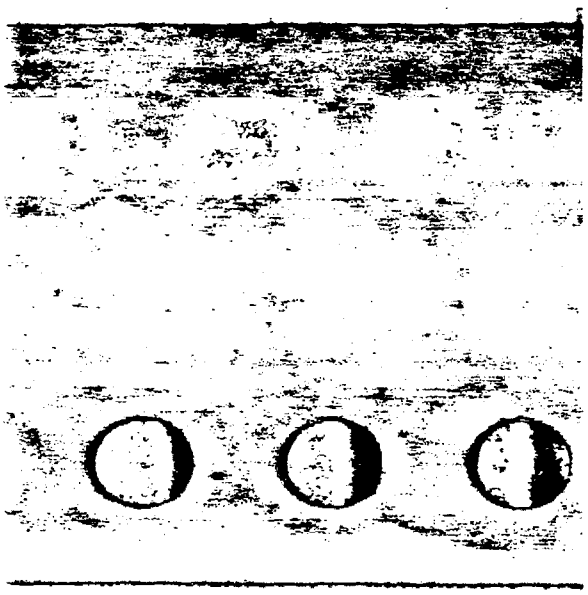
Notary Public

LEGAL DESCRIPTION CONTINUATION

Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof of record in Book 7382, Page 211, said Register's Office; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Wood Valley Condominiums, as aforesaid; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

WESLEY W. ALLEN, spouse of the above named Teresa A. Corlew, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

0295837
IDENTIFICATION REFERENCE
97 APR 18 PM 1:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
1062 04/18 0101 03CHECK 619.50



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

RECEIVED OF _____

FOR _____

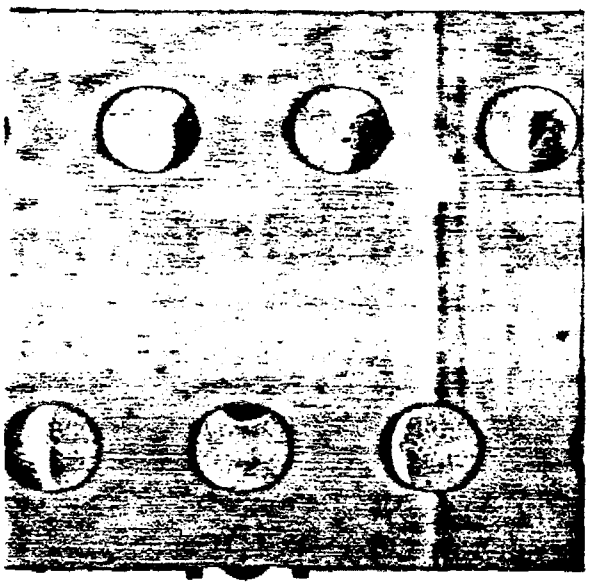
BOOK 10421 PG 751

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
165000.00
CON TX 610.50
PRFEE 1.00
WDEED 8.00
TOTAL 619.50
CHECK 619.50
04/18/97 01 13:20 0001 1062

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0295837
IDENTIF. # REFERENCE

97 APR 18 PM 1:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1141205