WARRANTY DEED

BOOK 10511 PG 399

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
30 DAY OF June, 97

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert M. Williams (NAME)	AMERICA'S WHOLESALE LENDER (NAME)	MAP 103-15B
4487 Post Place, Unit 128 (ADDRESS)	155 NORTH LAKE AV. (ADDRESS)	PARCEL 128 CO
Nashville, TN 37205 (CITY) (STATE) (ZIP)	PASADENA, CA. 91109 (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 Rachel Carrington Rowsey, unmarried, and William F. Rowsey, Jr., Guardian For Miranda Ruth Rowsey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert M. Williams and wife, Marie B. Williams

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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 128 on the Plan of Lion's Head Condominium Apartments, of record in Book 5200, page 82, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description.

BEING the same property conveyed to Judith C. Rowsey, a single person by deed from Rebecca L. Gibson, a single person of record in Book 9719, page 867, Register's Office for Davidson County, TN. Mary Judith Rowsey, being one and the same person as Judith C. Rowsey, died intestate on December 5, 1996 leaving Rachel Carrington Rowsey and Miranda Ruth Rowsey, a minor, as her surviving heirs at law. Her estate is being administered in Probate Court of Davidson County, Tennessee, Docket No. 96P-1941. William F. Rowsey, Jr. was appointed as Guardian of Miranda Ruth Rowsey by Order of the Probate Court of Davidson County Tennessee in Minute Book 416, page 312, Davidson County Probate Court Clerk's Office. An Order approving sale of Miranda Ruth Rowsey's interest in said real estate was approved in Minute Book 417, page 552, Davidson County Probate Court Clerk's Office.

This conveyance is subject to (a) 1997 real property taxes which have been prorated and assumed by the grantee(s) and (b) all matters appearing on the plan of record in Book 5200, page 82, and in Master Deed and Bylaws of record in Book 5340, page 70 and Book 5342, page 683, said Register's Office.

unimproved ( )
This is improved (X) property, known as 4487 Post Place, Unit 128, Nashville, TN 37205
(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 and the plural shall include the plural, the singular, and the use of any gender shall be applicable to all genders

Witness my hand this 23rd day of June 19 97

Rachel Carrington Rowsey
Rachel Carrington Rowsey

William F Rowsey Jr.
William F. Rowsey, Jr., Guardian For
Miranda Ruth Rowsey

~~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 Rachel Carrington Rowsey

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 Nashville, Tennessee, this _____ day of _____ 19____.

Commission expires _____

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 Shelby

On this 23rd day of June, 1997, before me personally appeared William F. Rowsey, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Miranda Ruth Rowsey and acknowledged that he executed the same as the free act and deed of Miranda Ruth Rowsey. Witness my hand and seal this 23rd day of June, 1997.

My Commission Expires:

10-21-97

Rosie Lee Redmon
Notary Public

ROSIE LEE REDMON NOTARY PUBLIC AT LARGE SHELBY COUNTY, TN

STATE OF Tennessee
COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rachel Carrington Rowsey, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and seal at Memphis (City), Tennessee State, this 23rd day of june, 1997.

My Commission Expires:

10-21-97

Rosie Lee Redmon
Notary Public

ROSIE LEE REDMON NOTARY PUBLIC AT LARGE SHELBY COUNTY, TN

0321454
IDENTIF. & REFERENCE
MAIL ENV.
97 JUN 30 PM 4:20
FELIX ... REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10511 PG 401

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
~~TOTAL 611.50~~
~~CHECK 8.00~~
~~DUE 603.50~~
~~CHECK 603.50~~
06/30/97 01 16:23 0001 9187
9187 06/30 0101 03CHECK 603.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03214454
IDENTIF. ↑ REFERENCE

97 JUN 30 PM 4:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

WDEED 8.00
~~TOTAL 8.00~~
~~CHECK 8.00~~
06/30/97 01 16:24 0001 9188
Total 619.50
9188 06/30 0101 03CHECK ~~8.00~~

No. 1168779