BOOK 10537 PG 9

File in Box No. 19 B

WARRANTY DEED

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE #97-7-25-B
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

Mary E. Purdy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF July 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
MARY E. PURDY (NAME)	AMERICA'S WHOLESALE LENDER (NAME)	MAP 083-04
135 Brinkhaven Ave., 73 E. (ADDRESS)	155 North Lake Avenue (ADDRESS)	PARCEL 199
Madison, TN 37115 (CITY) (STATE) (ZIP)	Pasadena, CA 91109 (CITY) (STATE) (ZIP)	FB #15DA-50663

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, WILLIAM L. MARPLE, JR., AND WIFE, AUDREY J. MARPLE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARY E. PURDY, UNMARRIED

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 Part of Lot No. 52 on the Plan of Brownsville, as of record in Book 21, Page 9, Register's Office for Davidson County, Tennessee.

BEGINNING in the center of Rosebank Avenue, formerly Division Street, at a point 254.75 feet East of the center line of Johnson Sreet; thence, with said Avenue, eastwardly 55.0 feet to a point at the southwest corner of the property conveyed to George Stegall and wife, by Deed from LeGraff and wife, of record in Book 1274, Page 54, Register's Office for Davidson County, Tennessee; thence, in a northerly direction along said Stegall's West line, 182.0 feet to a point; thence, westwardly 55.0 feet to a point; thence, southwardly 182.0 feet to the point of BEGINNING.

BEING the same property conveyed to William L. Marple, Jr., and wife, Audrey J. Marple, by Deed from Doris C. Brundage, a widow, now unmarried, and being filed for record simultaneously herewith.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ( )
This is improved (X) property, known as 406 Rosebank Avenue, Nashville, TN 37206
(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 18th day of July 1997

WILLIAM L. MARPLE, JR.

AUDREY J. MARPLE

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 WILLIAM L. MARPLE, JR., AND WIFE, AUDREY J. MARPLE

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 18th day of July 1997.

Commission expires July 24, 1999

Notary Public

STATE OF TENNESSEE
COUNTY OF

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 _____.

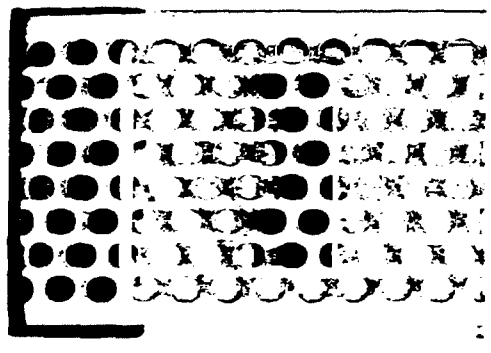
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

03208692
[illegible] REFERENCE
97 JUL 21 PM 2:56
[illegible] REGISTER
DAVIDSON COUNTY, TN
7123 07/21 0101 CASHIER [illegible]

DCTN01WC



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

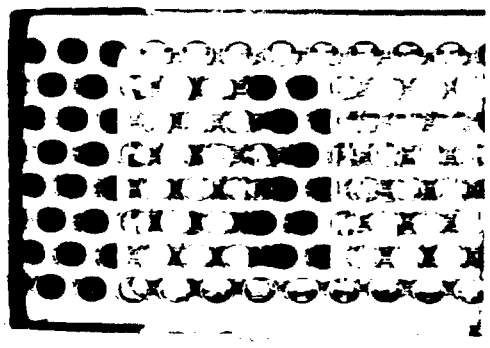
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAPT 70[illegible].00
CON TX 259.00
PRFEE 1.00
WDEEI 8.00
TOTAL 268.00
CHECK 2[illegible].00
07/21/97 01 14:57 0001 7123

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0328692
IDENTIFICATION REFERENCE

97 JUL 21 PM 2:56
[illegible] REGISTER
DAVIDSON COUNTY, TN

No. 1176812