59B

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

Ronald Brown
Affiant

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

Regina E. Appleton
Notary Public

MY COMMISSION EXPIRES: 11-28-98
(AFFIX SEAL)

N1097-612R

THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 1005 8th Avenue South, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald Brown (NAME)	AMERICA'S WHOLESALE LENDER (NAME)	MAP 64-8
4860 Rainer Drive (ADDRESS)	155 North Lake Avenue (ADDRESS)	PARCEL 33
Old Hickory, Tennessee 37138 (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, Harriet Jean Qualls, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald Brown and wife, Carolyn Brown

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:

BEING all of Lot No. 391, Sherwood Forest Subdivision Section 4, as shown by plat and survey of record in Plat Book 4460, Page 182 and 183, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Harriet Jean Qualls, unmarried by deed from Anthony R. Lothridge and wife, Dorothy H. Lothridge of record in Book 593, Page 79, Register's Office for said County.

This Conveyance is subject to Restrictive Covenants of record in Book 70, Page 48, Register's Office for said County.

This Conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

unimproved ( )
This is improved (X) property, known as 4860 Rainer Drive, Old Hickory, Tennessee 37138
(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 my hand this 31st day of October 19 97

Harriet Jean Qualls
Harriet Jean Qualls

BOOK 10674 PG 153

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 Harriet Jean Qualls, unmarried

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 official seal at Nashville, Tennessee, this 31st day of October 19 97.

Commission expires 11-28-98

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

0366938

IDENTIF. & REFERENCE

97 NOV -6 AM 9:32

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

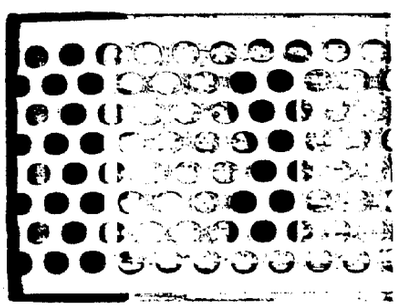
9501 11/06 0101 03CHECK 305

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10674 PG 154

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 80000.00
CON TX 296.00
PRFEE 1.00
WDEED 8.00
TOTAL 305.00
CHECK 305.00

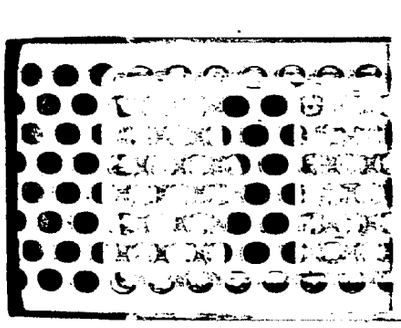
11/06/97 01 09:44 0001 8501

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0366938
IDENTIF. & REFERENCE

97 NOV -6 AM 9:32

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



No. 1217700