WARRANTY DEED

BOOK 11027 PAGE 61

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,000.00

X _____ Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF July, 19 98

_____ Notary Public

MY COMMISSION EXPIRES: 11/27/55
(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
Ronald L. Simon (NAME)	America's Wholesale Lender, Inc. (NAME)	MAP 101
6613 Riverview Drive (ADDRESS)	4500 Park Granada (ADDRESS)	PARCEL 20
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Calabasas, CA 91302-1613 (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, Mildred H. Brown, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald L. Simon and wife, Stephanie A. Simon

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, 8th Civil District (formerly 12th Civil District), being part of Lot No. 2 on the W.E. Watkins Plan of Lots, as of record in Book 21, page 98, said Register's Office, being Lot No. 3 on the unrecorded plan of the Lealand J. Dugger Property, described according to a survey made by George E. Reese, July 29, 1954, as follows:

Beginning on the northerly margin of a 40 foot private road at the southeast corner of property conveyed to Charles L. Sullivan and wife, by deed from Nan Bridgewater Dugger and husband, of record in Book 2332, page 631, said Register's Office; thence with the easterly line of said Sullivan property northwardly 291.75 feet, more or less, to the low water mark of Cumberland River; thence with said low water mark south 65 ~~deg.~~ east 100 feet, more or less, to the corner of Lots No. 3 and 4; thence with the line between said two lots southwardly 270.25 feet, more or less, to the northerly margin of said private road; thence with same north 73 1/2 deg. west 100 feet to the beginning.

Being the same property conveyed to Helen Frances Black by deed from Fred Webb Jackson and wife, Julia Roberta Jackson, of record in Book 2442, page 31, Register's Office for said county, there being also conveyed hereby all rights to road as set out is said deed as follows: "there is a 40 foot roadway running

CONTINUED

This is improved (X) unimproved ( ) property, known as 6613 Riverview Drive, Nashville, TN 37209
(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 16th day of July, 19 98

x Mildred H Brown
Mildred H. Brown

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 Mildred H. Brown, 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 16th day of July, 19 98.

Commission expires 11/27/99

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

0464357

IDENTIFICATION REFERENCE

98 JUL 20 PM 1:55

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along the southerly line of the land above described, from Lot 1 to Overall Creek, and also running from the southwest corner of Lot 1 southwestwardly to Cumberland River Road, and the parties hereto, their heirs and assigns, are given the joint right to use said 40 foot roadway in its entirety, jointly with other property owners in this subdivision, and grantee herein assumes and agrees to pay his proportionate part of the cost improving and maintaining said road, as to that part of the road adjacent to the land hereby conveyed, said roadway being wholly on the property of the grantor's herein." This conveyance is made subject to twenty-foot easement for electric power transmission line across southerly side of premises with the center line 25 feet from the private road and with rights as set out in grant from M.D. Holmes, et al., to City of Nashville, of record in Book 2397, page 63, said Register's Office, and a perpetual easement and right to flood premises or such parts thereof as may be necessary as a result of operation of the Cheatham Lock and Dam Project on the Cumberland River, with all other and additional rights as are fully set out in "Deed of Flowage Easement" from Nan Bridewater and husband, to United States of America, of record in Book 2147, page 151, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Stanley G. Brown and wife, Mildred N. Brown by deed from William R. Terry and wife, Natalie Terry of record in Book 8332, page 435, said Register's Office.

INCLUDED in the above legal description but excluded from this conveyance is the following described property:

Being a tract of land shown on Property Map 101, Assessor's Office, Davidson County, Tennessee, bounded in general by River View Drive on the south, Stanley G. Brown remainder on the west, Cumberland River on the north, and Samuel S. Wright property on the east, more particularly described as follows:

Commencing at an iron pipe located 20 feet north of the center of River View Drive, the common corner of Gregory A. Wilkinson (Ref. Deed Bok 6723, page 939, said Register's Office) thence with Samuel S. Wright (Ref. Deed Book 5868, page 192, said Register's Office) thence with the margin of River View Drive and Wright's south line north 73 deg. 28 min. 15 sec. west, 100.98 feet to a point, the beginning point for the following described tract also the SE corner of Stanley G. Brown property (Ref. Deed Book 8332, page 435, said Register's Office) thence continuing with River View Drive north 73 deg. 28 min. 15 sec. west, 4.00 feet to an iron pin set this survey, thence leaving said road and with a new line north 17 deg. 00 min. 00 sec. east, passing an iron pin at 130 feet, and another iron pin at 195 ~~feet,~~ and a witness iron pin at 220.95 feet, in all, 277.50 feet to a point on the low watermark of the Cumberland River, thence south 65 deg. 00 min. 00 sec. east, 4.04 feet to a point, the common corner between Brown and Wright, thence leaving said River and with the original line between Brown and Wright south 17 deg. 00 min. 00 sec. west, passing an existing witness pin at 56.66 feet and another pin at 262.14 feet, in all, 276.90 feet to the true point of beginning, being a portion of Stanley G. Brown property recorded in Deed Book 8332, page 435, R.O.D.C. according to a survey by Randolph L. Chapdelaine, 5106 Old Harding Road, Franklin, TN 37064, dated 8/5/91.

The aforesaid is being part of Lot No. 2 on the W.E. Watkins plan of lots as of record in Book 21, page 98, Register's Office for Davidson County, Tennessee, and being part of Lot No. 3 on the unrecorded plan of the Lealand J. Dugger property described according to the survey made by George E. Reese, July 29, 1954.

Being the same property conveyed to Samuel S. Wright by deed from Stanley G. Brown and wife, Mildred H. Brown, of record in Book 8428, page 457, said Register's Office.

This conveyance is subject to (a) 1998 real property taxes which have been prorated and assumed by the grantee(s); and (b) easements of record in Book 8332, page 435, Book 2397,page 63, Book 8332, page 435 and Book 2147, page 151, said Register's Office.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11027 PAGE 64

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 95000.00
CON TX 351.50
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 366.50
CHECK 366.50

07/20/98 01 13:58 0001 5590

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0464357
IDENTIF. REFERENCE

98 JUL 20 PM 1:56

DAVIDSON COUNTY, TN

No. 1321269