File Box 9-B
First Title and
Escrow Company, Inc.

# WARRANTY DEED

BOOK 11076 PAGE 430

*THIS INSTRUMENT PREPARED BY*

George E. Mudter, Jr., Atty.
2000 Richard Jones Rd., Ste. 110
Nashville, Tennessee 37215

#15836

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| MARK H. WHITEFIELD | AMERICA'S WHOLESALE LENDER | MAP 117-07-0B |
| (NAME) | (NAME) | |
| 3168 Hillsboro Pike | 4500 Park Granada | PARCEL 203 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tennessee 37215 | Calabasas, CA 91302-1613 | FB# 07DA 90468 |
| (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN 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, LAURIE K. SUTTON, MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARK H. WHITEFIELD AND JENNI L. RYAN, both unmarried as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 203, together with Storage Room S-8 and Parking Space No. D on the Plan of The claridge of record in Plat Book 5800, page 63, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Claridge, a horizontal property regime established by Master Deed and By-Laws of record in Book 5896, page 607, said Register's Office.

Being the same property conveyed to Laurie K. Sutton, a single person by deed from Elizabeth B. Scherer, a single person of record in Book 9781, page 958, said Register's Office.

This conveyance is made subject to: (1) 1998 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 5896, page 607; (3) Charter of record in Book 5822, page 328, amended in Book 7687, page 221; (4) Agreement of record in Book 5865, page 550; and (5) All matters appearing on the Plan of record in Plat Book 5800, page 63, said Register's Office.

This is not the marital residence of the grantor or her spouse.

98 AUG 21 AM 11:07
REGISTER
DAVIDSON COUNTY, TN.

0477957
IDENTIF. & REFERENCE

unimproved ( )
This is improved (XX property, known as 3168 Hillsboro Pike, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 18th day of August, 19 98.

Laurie K. Sutton
LAURIE K. SUTTON

08/21 0101 03CHECK 447

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURIE K. SUTTON

with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 18th day of August 19 98.

My commission expires 9/23/2000 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 118,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF August 1998

MY COMMISSION EXPIRES: 9/23/2001
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

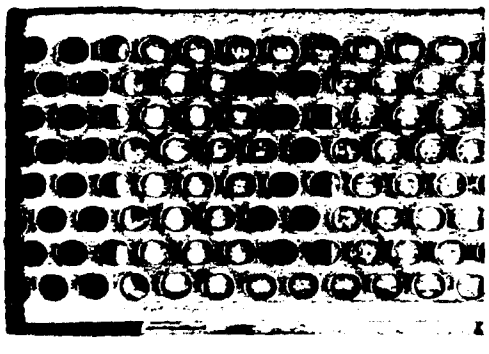
LAURIE K. SUTTON, UNMARRIED

TO

MARK H. WHITEFIELD AND JENNI L. RYAN

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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

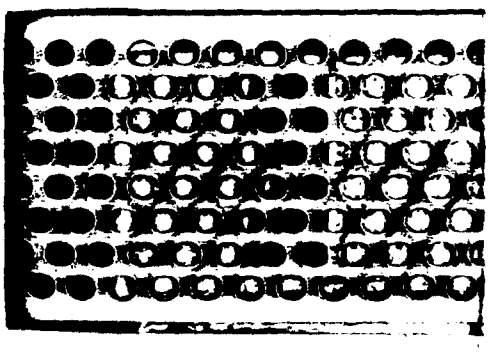
RECEIVED OF _____

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 |
|---|---|---|---|---|



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT 118000.00
CON TX 436.60
PRFEE 1.00
MDEED 8.00
CFEE 2.00
TOTAL 447.60
CHECK 447.60

08/21/98 01 11:07 0001 0192

0477957
IDENTIF. ↑ REFERENCE

98 AUG 21 AM 11:06
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1335691