Box 56 D/M C

This Instrument Was Prepared By:
Davis & Jordan, PC
5210 Maryland Way, Suite 202
Brentwood, TN 37027

BOOK 11116 PAGE 892

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantee, the receipt of which is hereby acknowledged, I, DEBORAH MOLTENI, unmarried, ("Grantor") have bargained and sold, and do hereby bargain, sell and convey unto WILLIE L. RUDD, ("Grantee") the following described real estate located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Elm Hill Acres, Section No. 1, of record in Book 2331, page 67, 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 Deborah Molteni by Warranty Deed of James W. Derryberry, of record in Book 9660, page 966, Register's Office of Davidson County, Tennessee.

This property is known as 540 Wanda Drive, Nashville, TN 37210

This property is subject to such instruments and matters as may appear of record.

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with appurtenances, estate title and interest thereto belonging to the Grantee, his successors and assigns in fee simple forever.

Grantor does hereby covenant with the Grantee that the Grantor is lawfully possessed of said land in fee simple, the Grantor has good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantor this 15th day of September, 1998.

Deborah Molteni

DEBORAH MOLTENI

0489082
IDENTIF. ↑ REFERENCE

98 SEP 17 PM 4:06
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

2117 09/17 0101 03CHECK 366.50

k:\atty4\capital\wise\warranty.deed

STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

I, Notary Public in and for said county and state, do hereby certify that DEBORAH MOLTENI personally appeared before me and is known or proved to me to be the person who being informed of the contents of the foregoing instrument has executed same and acknowledged said instrument to be her free and voluntary act and deed and that she executed said instrument for the purposes and uses therein set forth.

Witness my hand and official seal this 15 day of September, 1998.

Martha Ann Beasley
Notary Public

My Commission Expires:_____

MARTHA ANN BEASLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 1999

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STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $95,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Willie L. Rudd
Affiant

Subscribed and sworn to before me this _____ day of September, 1998.

Martha Ann Beasley
Notary Public

Commission Expiration:_____

MARTHA ANN BEASLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 1999

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
W. William Davis Davis & Jordan, PC 5210 Maryland Way, Suite 202 Brentwood, TN 37027	America's Wholesale Lender PO Box 10212 Van Nuys, CA 91410	540 Wanda Drive Nashville, TN 37210

MAP PARCEL NUMBER
95-14-68

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
			CAMT	95000.00
			CON TX	351.50
			PRFEE	1.00
			WDEED	12.00
			CFEE	2.00
			TOTAL	366.50
			CHECK	366.50
09/17/98	01	16:06	0001	2117

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0489082
IDENTIF. & REFERENCE

98 SEP 17 PM 4:06
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 134748