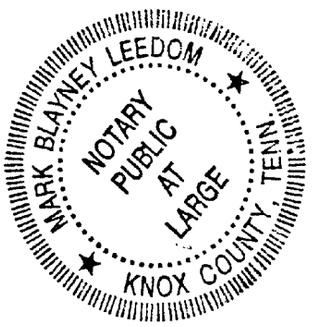


STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 11238 PAGE 142

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 112,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF December 19 98

Notary Public

MY COMMISSION EXPIRES: 10-31-01
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott & Carrie Lunsford (NAME)	America's Wholesale Lender (NAME)	181-3A
6557 Broken Bow Road (ADDRESS)	4500 Park Granada (ADDRESS)	Parcel 39
Antioch, TN 37013 (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, Eugene A. Collins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Scott Lunsford and wife, Carrie Lunsford

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, TN, BEING Lot No. 39, Section 1 on the Plan of Indian Creek Estates, of record in Plat Book 9700, page 556 & 557, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Eugene Collins, by deed from Gregory S. Perrone, Trustee with full power to transfer, convey, lease, mortgage or otherise encumber without joinders of any beneficiary being filed simultanesouly herewith.

This conveyance is subject to the following: All matters appearing on the Plan of record in Plat Book 9700, page 556 & 557; restrictions of record in Book 10752, page 553; By-Laws of record in Book 11033, Page 509; Easement in Book 6549, Page 403; Bok 10729, Page 380; Book 11033, Page 519; Application in Book 8955, Page 509; Charter in Book 11031, Page 79; all of record in the Register's Office for Davidson County, Tennessee.

Lisa Dawn Collins joins in this conveyance for the purpose of conveying all right, title and interest she might have in and to the above described property as spouse of Eugene A. Collins.

unimproved ( )
This is improved (X) property, known as 6557 (House Number) Broken Bow Road (Street), Antioch (P.O. Address), TN (City or Town) 37013 (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 1st day of December 19 98

Eugene A. Collins

Lisa Dawn Collins

Lisa Dawn Collins POA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 11238 PAGE 143

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eugene A. Collins

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 1st day of December 1998

Commission expires 10-31-01

Notary Public

MARK BLAYNEY LEEDOM NOTARY PUBLIC AT LARGE KNOX COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **Eugene A. Collins** with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-Fact for **Lisa Dawn Collins**, the within named bargainor(s), and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **Lisa Dawn Collins** the within named bargainor(s) by the said **Eugene A. Collins**, as such Attorney-in-Fact.

Witness my hand and official seal at office in Brentwood, Tennessee on this the 1st day of December, 1998.

NOTARY PUBLIC

MARK BLAYNEY LEEDOM NOTARY PUBLIC AT LARGE KNOX COUNTY, TENN.

My Commission Expires: 10-31-01

WARRANTY DEED

6027 12/04 0101 03CHECK 613.73

FROM

Eugene A. Collins

TO

98 DEC -4 PM 3:03
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

052065

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11238 PAGE 144

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	162900.00
CON TX	602.73
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	613.73
CHECK	613.73

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/04/98 01 15:05 0001 6027

0521065
IDENTIF. ↑ REFERENCE

98 DEC -4 PM 3:04

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1381033