FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,000.00

Gregory E. Wood
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April 19 99

Latonya Nichols
Notary Public

MY COMMISSION EXPIRES: 3/24/01
(AFFIX SEAL)

NOTARY PUBLIC
LATONYA NICHOLS
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory E. Wood (NAME)	America's Wholesale Lender (NAME)	MAP 105-9
933 Acklen Avenue (ADDRESS)	155 N. Lake Avenue (ADDRESS)	PARCEL 39
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Pasadena, CA 91109-7137 (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, Janice A. Dunn Lewis, Michelle M. Dunn Carter, and Sylvester Louis Oscar Dunn, sole heirs of the Estate of Lois R. Dunn.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gregory E. Wood, unmarried

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 the westerly part of Lot No. 41 in the Waverly Land Company's Plan of Lots, called Waverly Place, of record in Book 57, Page 95, Register's Office for Davidson County, Tennessee, and described according to a survey made by Wm. Collier Parrish Associates, Civil Engineers, dated July 11, 1959, as follows:

BEGINNING at the southeast corner of Acklen Avenue, formerly Prospect Avenue and 10th Avenue South, formerly Jowett Avenue; thence with the southerly margin of Acklen Avenue, easterly 58 feet; thence southerly 202 feet to a point on the northerly margin of an alley 60-1/2 feet easterly from the easterly margin of 10th Avenue South; thence westerly with the northerly margin of said alley 60-1/2 feet to the easterly margin of 10th Avenue South; thence with the easterly margin of said Avenue northerly 200 feet to the beginning.

BEING the same property conveyed to Sylvester Dunn and wife, Lois R. Dunn by deed from Samuel W. Fisher and wife, Evelyn N. Fisher, of record in Book 2958, Page 143; Probate, of record in Book 99, Page 397, Register's Office for said County. The said Sylvester Dunn having predeceased the said Lois R. Dunn. Janice A. Dunn Lewis, Michelle M. Dunn Carter, and Sylvester Louis Oscar Dunn being the heirs of the Dunn Estate.

unimproved ( )
This is improved (X) property, known as 933 Acklen Avenue, Nashville, TN 37204
(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 our hand s this 30th day of April 19 99

Janice A. Dunn Lewis
Janice A. Dunn Lewis

Sylvester Louis Oscar Dunn
Sylvester Louis Oscar Dunn

Michelle M. Dunn Carter
Michelle M. Dunn Carter

both by Janice A. Dunn Lewis
their attorney in fact

FILE BOX 45

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 Janice A. Dunn Lewis, Michelle M. Dunn Carter, and Sylvester Louis Oscar Dunn, sole heirs of the Estate of Lois R. Dunn,

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of April, 19 99.

Commission expires 3/24/01

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

05826299

99 MAY -4 PM 3:44

REGISTER
DAVIDSON COUNTY, TN.

1421 05/04 0101 03CHECK 284.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11462 PG. 580

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0582629

RECEIVED FOR REFERENCE

99MAY-4 PM 3:44

METRO REGISTER
DAVIDSON COUNTY, TN.

DAMT	74000.00
CON TX	273.80
PRFEE	1.00
MDEED	8.00
CFEE	2.00
TOTAL	284.80
CHECK	284.80

05/04/99 01 15:47 0001 1421

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1456108