Instr:200002280018805 Page: 1 OF 3
REC'D FOR REC 02/28/2000 9:02:39AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $569.80

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 154,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF February, 2000

Notary Public

MY COMMISSION EXPIRES: 9/23/2000
(AFFIX SEAL)

JUDY S. WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires September 23, 2000

THIS INSTRUMENT WAS PREPARED BY

Judy S. Wells, Attorney, 7101 Executive Center Drive #151, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey R. Cameron (NAME)	America's Wholesale Lender (NAME)	60-4-85.00
P.O. Box 68410 (ADDRESS)	718 Thompson Lane, Suite 114 (ADDRESS)	60-4-86.00
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Nashville, TN 37204 (CITY) (STATE) (ZIP)	60-4-97.00

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, Dolores Ann Vardell and husband, John Thomas Vardell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffrey R. Cameron, 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:

TRACT NO. 1:

Land in Davidson County, TN, BEING Lot No. 1 on the Plan of Section 1, Ewing Place, of record in Plat Book 4060, page 30, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

TRACT NOS. 2 & 3:

Land in Davidson County, Tennessee, being two parts of Lot No. 2 on the Plan of the Real Estate of William Phillips, of record in Book 57, page 21, Register's Office for said County, and described according to a survey dated June 23, 1978, by Donald W. Fortner, as follows:

TRACT 2: Beginning at an iron pin in the northerly right of way of Ewing Lane, said pin being North 29 deg. 16' west of a concrete monument marking the southeast corner of John Thomas Vardell's property as recorded in Book 4158, page 303, Regsiter's Office for Davidson County, Tennessee, thence North 4 deg. 24' East 212.32 feet to an iron pin, thence North 82 deg. 50' West 150.44 feet to a concrete monument; thence south 4 deg. 24' West 120.75 feet to a concrete monument; thence South 67 deg. 27' East 114.33 feet to a concrete monument; thence south 29 deg. 15' East 76.13 feet to the point of beginning containing 0.51 acres more or less.

TRACT 3: Beginning at a concrete monument in the northerly margin of Ewing Lane, marking the southwest corner of John Thomas Vardell's property as recorded in Book 4158, page 303, Register's Office for Davidson County,

CONTINUED

unimproved ( )
This is improved (X) property, known as 241 Broadmoor Drive, Nashville, TN 37207
(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 24th day of February, 2000

Dolores Ann Vardell

John Thomas Vardell

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 Dolores Ann Vardell and husband, John Thomas Vardell

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 Brentwood, Tennessee this 28th day of February, 2000.

Commission expires 9/23/2003

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 _____, _____.

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

monument; thence south 29 deg. 15' East 76.13 feet to the point of beginning containing 0.51 acres more or less.

TRACT 3: Beginning at a concrete monument in the northerly margin of Ewing Lane, marking the southwest corner of John Thomas Vardell's property as recorded in Book 4158, page 303, Register's Office for Davidson County, Tennessee; thence North 29 deg. 15' West 140.04 feet to a concrete monument; thence South 4 deg. 24' West 168.26 feet to an iron pin in the northelry margin of Ewing Lane; thence North 60 deg. 34' East 93.23 feet to the point of beginning containing 0.15 acres more or less.

Being the same property conveyed to John Thomas Vardell and wife, Dolores Ann Vardell, by deed from William Brecheen and wife, Pearl E. Brecheen, of record in Book 5334, page 350, Register's Office for Davidson County, TN.

INCLUDED IN THE ABOVE DESCRIPTIONS BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIPTION:

Beginning at a point in the north margin of Ewing Drive East, said point being alon gthe said north margin of northeastwardly 92 feet more or less from the southeast corner of the G.W. McCutchen property; thence north 27 deg. 07 minutes 58 seconds west 4.40 feet to a point; thence north 63 deg. 25 minutes 42 seconds east 12.36 feet to a point; thence along a curve right having a radius of 1157.92 feet northeastwardly for 80.39 feet to a point; thence south 27 degrees 01 minute 58 seconds east 5.87 feet to a point in the said north margin; thence along the said north margin southeastwardly 92.0 feet to the point of beginning and containing 531 square feet.