WARRANTY DEED

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 208,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

Instr:200007250073546 Page: 1 OF 3
REC'D FOR REC 07/25/2000 3:23:11PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $769.60

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wills N. Morgan, III	America's Wholesale Lender	MAP 38
(NAME)	(NAME)	
6161 Old Hickory Boulevard	4500 Park Granada	PARCEL 154
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	Calabasas, CA 91302-1613	
(CITY) (STATE) (ZIP)	(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, John Thomas Hamblen and wife, Sara M. Hamblen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wills N. Morgan, III

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:

A tract of land in Davidson County, Tennessee, being a portion of Parcel No. 80 on Tax Map 38, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the northwesterly right-of-way line of Old Hickory Boulevard, said point being the southwesterly corner of herein desribed tract and the southeasterly corner of Albert G. Carney property recorded in Book 2151, Page 38, Register's Office for Davidson County, Tennessee; thence with the common line of herein described tract and Carney property North 19 degrees 37' 56" West, 1038.26' to a point; thence continuing with the common line of herein described tract and Carney property North 18 degrees 50' 10" West, 270.95' to a point; thence with the common line of herein described tract and Henry P. Hamblen property recorded in Book 5143, page 146, Register's Office for Davidson County, Tennessee, North 76 degrees 38' 06" East, 120.68' to a point; thence continuing with the common line of herein described tract and Hamblen property, South 58 degrees 22' 00" East, 666.32' to a point; thence continuing with the common line of herein described tract and Hamblen property South 03 degrees 05' 54" West, 233.37' to a point; thence with the common line of herein described tract and tract No. 1, South 31 degrees 09' 09" West, 255.15' to a point; thence continuing with the common line of herein described tract and tract no. 1 South 49 degrees 59' 20" East, 300.00' to a point in the northwestly right-of-way line of Old Hickory Boulevard; thence with the northwesterly right-of-way line of Old Hickory Boulevard with a curve to the right with a delta of 22 degrees 07' 41". a radius of 1120.95', a tangent of 219.19', a chord of 430.24', a long chord of South 51 degrees 04' 30" West, an arc distance of 432.92 to the point of beginning and containing 10.50 acres, more or less as shown on survey plat for "Dot Hamblen" dated October 13, 1986,

CONTINUED

This is unimproved ( ) improved (X) property, known as 6161 Old Hickory Boulevard, Whites Creek, TN 37189
(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 July, 2000

John Thomas Hamblen
By: X John T Hamblen by Sara M Hamblen
Sara M. Hamblen, Attorney-in-fact

X Sara M Hamblen
Sara M. Hamblen

LEGAL DESCRIPTION CONTINUATION

and revised 1/8/87 by Bruce Rainey & Associates.

Being the same property conveyed to John Thomas Hamblen and wife, Sara M. Hamblen by deed from Dorothy J. Hamblen, of record in Book 7275, Page 649, Register's Office for Davidson County, Tennessee.

Sara M. Hamblen executes this instrument as Attorney-In-Fact on behalf of John Thomas Hamblen, pursuant to the Power of Attorney being recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee.

John Thomas Hamblen being one and the same person as John T. Hamblen.

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 Sara M. Hamblen the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that SHE executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 24th day of July, 2000.

My Commission Expires: 10-25-03

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for the County and State 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, a corporation, and that _____ as such _____ and _____ being authorized to do so, 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 in _____, Tennessee on this the _____ day of _____, _____.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of July, 2000, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Sara M. Hamblen to me known to be the person who executed the foregoing instrument in behalf of John Thomas Hamblen, and acknowledged that she executed the same as the free act and deed of the said John Thomas Hamblen.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 24th day of July, 2000.

My Commission Expires: 10-25-03

Notary Public

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted (or proved to me on the basis of satisactory evidence), and who acknowledged to me that _____ is the _____ of _____, a Tennessee limited liability company, and that _____, being authorized so to, executed the within instrument for the puposes therein contained on behalf of the said _____, by signing _____ name as such _____.

Witness my hand and official seal at office, this the _____ day of _____, _____.

Notary Public

My Commission Expires: _____