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This Instrument Was Prepared By:
W. WILLIAM DAVIS, ATTORNEY
219 WARD CIRCLE, SUITE 3
BRENTWOOD, TENN. 37027

Davidson County DEEDWARR
Recvd: 09/27/00 10:42 3pgs
Fees:15.00 Taxes:323.75
20000927-0095612

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, WILLIAM BUREN GREWCOCK, ("Grantor") has bargained and sold, and does hereby bargain, sell and convey unto WILLIAM S. FRAKES, UNMARRIED ("Grantee") the following described real estate located in Davidson County, Tennessee, more particularly described as follows:

See attached Exhibit "A"

This property is known as 3226 CLOVERWOOD DRIVE, NASHVILLE, TENN. 37214

This property is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the property.

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with appurtenances, estate title and interest thereto belonging to the Grantee, its (their) 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 25TH day of September, 2000.

William B Grewcock
Grantor

STATE OF TENNESSEE)
) SS
COUNTY OF Davidson

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

Witness my hand and official seal this 25TH day of September, 2000.

Notary Public

My Commission Expires:

W. WILLIAM DAVIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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My Commission Expires JAN. 27, 2001

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 $ 87,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

William B Peacock
Affiant

Subscribed and sworn to before me this 25TH day of September, 2000.

Notary Public

Commission Expiration:_____

W. WILLIAM DAVIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 27, 200

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
W. William Davis 219 Ward Circle Suite 3 Brentwood, Tenn. 37027	America's Wholesale Lender 1800 Tapo Canyon Road Simi Valley, Ca.	3226 Cloverwood Dr. Nashville, Tenn. 37214

MAP PARCEL NUMBER
96-11-60

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EXHIBIT "A"

Legal Description

BEING LOT NO. 36 ON THE PLAN OF SECTION I, HICKORY BEND, OF RECORD IN BOOK 3300, PAGE 38, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT FRONTS 72 FEET ON THE NORTHERLY SIDE OF CLOVERWOOD DRIVE AND RUNS BACK 198.6 FEET ON THE EASTERLY LINE AND 176.6 FEET ON THE WESTERLY LINE TO A DEAD LINE IN THE REAR, ON WHICH IT MEASURES 80 FEET.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM J. GREWCOCK AND WIFE, RUTH O. GREWCOCK BY DEED DATED JANUARY 10, 1964 FROM HICKORY BEND CONSTRUCTION COMPANY, INC. OF RECORD IN BOOK 3675, PAGE 80, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID WILLIAM J. GREWCOCK HAVING SINCE DIED ON June 23, 199~~4~~ AND THE SAID RUTH O. GREWCOCK HAVING SINCE DIED ON JUNE 22, 2000. ALSO BEING THE SAME PROPERTY CONVEYED TO WILLIAM BUREN GREWCOCK BY LAST WILL AND TESTAMENT OF WILLIE RUTH GREWCOCK DATED AUGUST 21, 1984.
THE SAID RUTH O. GREWCOCK AND WILLIE RUTH GREWCOCK BEING ONE AND THE SAME PERSON.

WST

WDB