PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 10/04/00 13:58 2pgs
Fees:11.00 Taxes:740.00
20001004-0098482

W & I Ref: (sk) Title No: 41968
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
James Prendergast Ellen R. Prendergast 3529 Central Avenue Nashville, TN 37205	~~Indymac Bank, F.S.B.~~ NEW 155 North Lake Avenue OWNER Pasadena, CA 91101

TAX MAP-PARCEL NUMBERS: 104-5-389

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 200,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Rebekah Walker, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James Prendergast and spouse, Ellen R. Prendergast,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 116 on the Plan of Richland Realty Company's Second Subdivision, Division "B", of record in Book 332, page 92, said Register's Office.

SAID Lot No. 116 fronts 50 feet on the southeasterly margin of Central Avenue and extends back 190 feet, more or less, on the northeasterly line and 191 feet on the southwesterly line to a 15 foot alley in the rear measuring 50 feet thereon.

BEING the same property conveyed to Rebekah W. Merville by deed from John W. Thetford and wife, Susan H . Thetford of record in Book 7761, page 622, Register's Office for Davidson County, Tennessee. Rebekah W. Merville now being known as Rebekah Walker.

David J. Patton, spouse of Rebekah Walker, joins in this conveyance soley to convey any and all marital interest he may have in the above described property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2001, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 332, Page 92, said Register's Office.

This is improved property, known as: 3529 Central Avenue, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 27th day of September, 2000.

Rebekah Walker **David J. Patton**

State of Tennessee
County of Davidson

On this 27th day of September, 2000, before me the undersigned authority, personally appeared **Rebekah Walker and David J. Patton**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 200,000.00

Affiant

Sworn and subscribed before me on the 27th day of September, 2000.

Notary Public

My Commission Expires: _____

ANN BEASLEY NOTARY COUNTY, TENN.

Expires MAR. 29, 2003