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This Instrument Was Prepared By: Return TO:
W. William Davis, Attorney, PC
219 Ward Circle, Suite 3
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 10/12/00 08:37 2pgs
Fees:11.00 Taxes:461.58
20001012-0101222

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantees, the receipt of which is hereby acknowledged, We, Larry G. Brown and wife, Barbara A. Brown, ("Grantors") have bargained and sold, and do hereby bargain, sell and convey unto Clay S. Catlett and wife, Sonja Catlett, ("Grantees") the following described real estate located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of McMurray Hills, of record in Book 3700, page 5, Register's Office for said County. Said Lot No. 60 fronts 82 feet on the southwesterly margin of Westcrest Drive and runs back 184.4 feet on the southeasterly line and 149.6 feet on the northwesterly line which is a broken line to a dead line, measuring 78.3 feet thereon.

Being the same property conveyed to Larry G. Brown and wife, Barbara A. Brown by Warranty Deed of William Thomas McCain and wife, Myrtle O. McCain, dated November 1, 1967, and of record in Book 4187, page 830, Register's Office of Davidson County, Tennessee.

This property is known as 485 Westcrest Drive, Nashville, TN 37211.

This conveyance 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 the appurtenances, estate title and interest thereto belonging to the Grantees their heirs and assigns in fee simple forever.

Grantors do hereby covenant with the Grantees that the Grantors are lawfully possessed of said land in fee simple, the Grantors have good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantors will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantors this 22 day of September, 2000.

Larry G. Brown
Larry G. Brown

Barbara A. Brown
Barbara A. Brown

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that Larry G. Brown and wife, Barbara A. Brown personally appeared before me and are known or proved to me to be the persons who being informed of the contents of the foregoing instrument have executed same and acknowledged said instrument to be their free and voluntary act and deed and that they executed said instrument for the purposes and uses therein set forth.

Witness my hand and official seal this 22nd day of September, 2000.

Notary Public

My Commission Expires: 1-27-2001

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

My Commission Expires JAN. 27, 2001

STATE OF TENNESSEE

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 $124,750.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Larry G. Brown
Affiant

Subscribed and sworn to before me this 22nd day of September, 2000.

NOTARY PUBLIC

Notary Public

Commission Expiration: 1-27-2001

My Commission Expires JAN. 27, 2001

RETURN TO:

W. William Davis, Attorney, PC
219 Ward Circle, #3
Brentwood, TN 37027

SEND TAX BILLS TO:

America's Wholesale Lender
PO Box 10212
Van Nuys, CA 91410

PROPERTY ADDRESS:

485 Westcrest Drive
Nashville, TN 37211

MAP PARCEL NUMBER
161-2-48

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