WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/21/00 15:47 2pgs
Fees:11.00 Taxes:303.40

20001121-0115200

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 82,000.00

Janelle Robertson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
17th DAY OF November, 2000

Jennifer Dunlap
Notary Public

MY COMMISSION EXPIRES: 5/27/2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Southland Title & Escrow Co., 7101 Executive Center Drive #151, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janelle Robertson (NAME)	America's Wholesale Lender (NAME)	MAP 83-14
1808 Boscobel Street (ADDRESS)	4500 Park Granada (ADDRESS)	PARCEL 324
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Calabasas, CA 91302-1613 (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, Mona P. Black, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Janelle Robertson

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:

Land in Davidson County, Tennessee, being Lot No. 57 on the plan of Edgefield Land Co.'s First Subdivision of record in Book 57, page 130, Register's Office for Davidson County, Tennessee.

Said Lot No. 57 fronts 50 feet on the southerly margin of Boscobel Street, formerly Rothchild Avenue, and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to John F. Black and wife, Mona P. Black, by deed dated May 4, 1981, from Samuel R. Pierce Jr., Secretary of Housing and Urban Development, of record in Book 5749, page 329, Register's Office for Davidson County, Tennessee. The said John F. Black having since died on April 5, 1994, and property is now vested in the name of Mona P. Black.

This conveyance is subject to the following: Taxes for subsequent years have been expressly assumed by the herein Grantee; any and all restrictions and easements of record; all matters as shown on the plan of record in Book 57, page 130, Register's Office for Davidson County, TN.

unimproved ( )
This is improved (X) property, known as 1808 Boscobel Street, Nashville, TN 37206
(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 my hand this 17th day of November, 2000

Mona P Black
Mona P. Black

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mona P. Black, unmarried

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 Brentwood, Tennessee, this 17th day of November, 2000.

Commission expires 5/27/2001

Jennifer Dunlap
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