WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 163,900.00

Affiant Monica Pipkins

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF January 2001

Notary Public Dyce Seagraves

MY COMMISSION EXPIRES: 1-26-2002
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 01/09/01 10:07 2pgs
Fees:11.00 Taxes:606.43
20010109-0002712

NOTARY PUBLIC LARCE

THIS INSTRUMENT WAS PREPARED BY
Title Escrow, Inc., 640 Spence Lane, Suite 218, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Pipkins (NAME)	America's Wholesale Lender (NAME)	P/O MAP 29
5843 Happy Hollow Lane (ADDRESS)	4500 Park Granada (ADDRESS)	P/O PARCEL 090
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Calabasas, California 91302-1613 (CITY) (STATE) (ZIP)	P/O 14D26680

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, Gary Earhart, Donnie Leon Earhart, and Gary Earhart, Personal Representative for the Estate of Vera Mae Earhart

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Pipkins and wife, Monica Pipkins

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 lying in Davidson County, Tennessee, being part of Tract 1, of record in Deed Book 2651, Page 111, Register's Office, Davidson County, Tennessee; and further known as Tract 1 as shown on a survey by Steven E. Artz & Associates, Inc., 514 South Brown Street, Suite 600, Springfield, TN 37172, License No. 1536, dated December 5, 2000, and being more particularly described as follows:

BEGINNING at an iron pin (new) at the terminus of Happy Hollow Lane, being 25.00 feet from the northerly margin of said road; thence, S 18 deg. 51 min. 48 sec. W, 25.00 feet to an iron pin (new) at the southwest terminus of said road; thence, with the southerly margin of said road, S 71 deg. 08 min. 11 sec. E, 55.20 feet to an iron pin (new) at the northwest corner of a tract of land which belongs to Terry Feller, having a deed reference Deed Book 6712, Page 340, Register's Office for Davidson County, Tennessee; thence, with the westerly line of said Terry Feller, S 21 deg. 34 min. 37 sec. W, 55.53 feet to an iron pin (new) at a common corner to said Terry Feller and another tract of land which belongs to Terry Feller, having a deed reference in Instrument No. 200007030065877, Register's Office for Davidson County, Tennessee; thence, with the northerly line of said Terry Feller, S 63 deg. 46 min. 01 sec. W, 132.00 feet to an iron pin (new) at a common corner to said Terry Feller and Lot 2 of Howard Holland Lots Eatons Creek Road, having a plat reference in Instrument No. 200003210028515, Register's Office for Davidson County,

CONTINUED

This is improved (X) property, known as 5843 Happy Hollow Lane, Joelton, TN 37080 (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)
unimproved ( )

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 5th day of January 2001

Gary Earhart

Gary Earhart, Personal Representative

Donnie Leon Earhart
Donnie Leon Earhart

By: Brenda C. Earhart attorney in fact
Brenda C. Earhart, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Gary Earhart, Personal Representative for the Estate of Vera Mae Earhart and Gary Earhart, Individually, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 5th day of January, 2001.

Alyce Seagraves
NOTARY PUBLIC

My Commission Expires: 1-26-2002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Brenda C. Earhart as Attorney-in-Fact for Donnie Leon Earhart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Nashville, Tennessee, this the 5th day of January, 2001.

Alyce Seagraves
NOTARY PUBLIC

My Commission Expires: 1-26-2002

LEGAL DESCRIPTION CONTINUATION

Tennessee; thence with the northerly line of said Lot 2, N 80 deg. 49 min. 03 sec. W, 303.00 feet to an iron pipe (old), the northwest corner of said Lot 2, and being in the easterly line of a reserved parcel of Comeaux Property, having a deed reference in Deed Book 5190, Page 475, Register's Office for Davidson County, Tennessee; thence with the easterly line of said reserved parcel of Comeaux, N 02 deg. 00 min. 00 sec. E, passing a common corner to said reserved parcel and a tract of land which belongs to Steven Thurman, having a deed reference in Deed Book 8675, Page 800, Register's Office for Davidson County, Tennessee, in all 645.98 feet to an iron pin (new); thence, with a new line, S 88 deg. 00 min. 00 sec. E, 296.88 feet to an iron pin (new); thence, with a new line, S 02 deg. 00 min. 00 sec. W, 393.01 feet to an iron pin (new); thence, with a new line, S 32 deg. 21 min. 28 sec. E, 164.92 feet to the point of beginning, containing 5.01 acres, more or less, as surveyed by Steven E. Artz and Associates, Inc..

Being part of the same property conveyed to A. L. Earhart and wife, Vera M. Earhart by deed from Odell Wallace Thompson of record in Book 2651, Page 111, Register's Office, Davidson County, Tennessee. The said A. L. Earhart having predeceased Vera M. Earhart, and the said Vera M. Earhart is also now deceased. Property is now vested in Gary Dale Earhart and Donald Leon Earhart as evidenced by Order, Docket No. 99P-625, of record in Minute Book 448, Page 388, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division at Nashville. Vera M. Earhart and Vera Mae Earhart is one in the same person. Gary Earhart, Gary D. Earhart, and Gary Dale Earhart is one in the same person. D. L. Earhart, Donald Earhart, Donnie Leon Earhart, and Donald Leon Earhart is one in the same person.

Brenda C. Earhart executed this instrument on behalf of Donnie Leon Earhart pursuant to a Power of Attorney which is being placed of record currently herewith.

The Personal Representative joins herein for the purpose of warranting to the grantee that he shall defend this estate for all taxes and debts whatsoever.

This is part of the same description as in previous deed of record.

This conveyance is subject to an easement for ingress and egress, including the costs and expense of maintenance and repair, and subject to well water rights, including costs and expenses of maintaining well, pump and other facilities, of record in Book 2651, Page 111, said Register's Office.

This conveyance is subject to Easement Contract of record in Book 7913, Page 99, said Register's Office.

This conveyance is subject to all utility easements of record.