Prepared by and after Recording Return To:
Title Enterprises, LLC.
214 Centerview Drive, Suite 225
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 02/27/01 13:30 3pgs
Fees:15.00 Taxes:473.60
20010227-0018132

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jana D. Lankford Barnes by James M. Barnes, II, as attorney in fact and husband, James M. Barnes, II** (hereinafter referred to as "Grantors") have this day bargained and sold and do hereby transfer and convey unto **James Walter King, IV** (hereinafter referred to as "Grantee"), it's successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), it's successors and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 23 day of FEBRUARY, 2001.

Jana D Lankford Barnes by
Jana M Barnes as atty in fact

Jana D. Lankford Barnes by James M. Barnes,II, as attorney in fact

James M. Barnes, II

STATE OF TN
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Jana D. Langford Barnes by James M. Barnes, II, as attorney in fact and husband, James M. Barnes, II,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

WITNESS my hand and official seal, this 23rd day of Feb, 2001.

Notary Public

My Commission Expires: _____

MELODY R. WILSON
NOTARY PUBLIC AT LARGE
Commission exp. 8-19-2001
RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $128,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 23rd day of Feb, 2001.

Notary Public

My Commission Expires: _____

MELODY R. WILSON NOTARY PUBLIC AT LARGE Commission Expires 8-19-2001 WILLIAMSON COUNTY, TENNESSEE

MAP AND PARCEL NUMBERS: Map 172-08-41.00

ADDRESS NEW OWNER:
5905 Nolensville Road
Nashville, TN 37211

SEND TAX BILLS TO:
America's Wholesale Lender
2130 Ward Street
Simi Valley, CA 93065

2-010126

EXHIBIT A

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 130 on the Plan of Forest Acres Estates, Section 1, as of record in Book 3700, Page 2, Register's Office for Davidson County, Tennessee.

Said Lot No. 130 fronts 91 feet on the westerly margin of Nolensville Road, and extends back 238.39 feet on the northerly and 254.56 feet on the southerly line, to a line in the rear on which it measures 92.43 feet.

Being the same property conveyed to Jana D. Lankford Barnes and husband, James M. Barnes II, from Louis O. Robeson, III and wife, Elizabeth F. Robeson by Warranty Deed dated October 28, 1998 and recorded November 2, 1998 in Book 11180, Page 98, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all zoning regulations, building restrictions, easements, rights of public utilities or other governmental regulations applicable to the foregoing property. The taxes for the current year have been prorated and are assumed by the grantee(s).

This conveyance is subject to easements and/or setback lines of record in Plat Book 3700, Page 02, Register's Office for said County.