This Instrument Prepared By:
John T. Gwin, Attorney at Law
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

ADDRESS NEW OWNER:
Wade R. Fleming
327 Bonnahurst Court
Hermitage, Tennessee 37076

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
America's Wholesale Lender
4500 Park Granda
Calabasas, California 91302-1613

MAP **074-08-0**
GROUP
PARCEL **154.00**

Davidson County DEEDWARR
Recvd: 03/09/01 08:17 3pgs
Fees:15.00 Taxes:440.30
20010309-0022369

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Thomas F. White and wife, Verna H. White** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Wade R. Fleming, unmarried**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 748 on the Plan of Hermitage Hills, Section 7, of record in Book 3300, pages 62 and 63, said Register's Office for said County.

Said Lot No. 748 fronts 98.43 feet on the easterly side of Bonnahurst Court and extends back 105.5 feet on the northerly line and 182.3 feet on the southerly line to a dead line, measuring 147.05 feet thereon.

Being the same property conveyed to Thomas H. White and wife, Verna H. White by deed from Lloyd Winston Hanks and wife, Margie La Rae Hanks dated March 8, 1975, of record in Book 4895, page 779, Register's Office for Davidson County, Tennessee.

Stephen W. White executes this instrument of behalf of Thomas H. White and wife, Verna H. White, by virtue of Limited Power of Attorneys filed for record in the Register's Office for Davidson, Tennessee.

This is improved property known as 327 Bonnahurst Court, Hermitage, Tennessee 37076.

Taxes for the current year have been settled between the parties. This conveyance is made subject to all planning, zoning and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 2001, a lien not yet due and payable. Map 074-08-0, Parcel 154.00. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 2001 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 3300, page 62 and 63, Register's Office for Davidson County, Tennessee, including but not by way of limitation an Owner's Certificate; all setback lines and easements as depicted on said and health department rules and regulations. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

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, his heirs and assigns, forever; and, GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 1st day of March, 2001.

Thomas F White By
Stephen W. White ATTY
Thomas F. White, by Stephen W. White, as attorney-in-fact

Verna H. White By
Stephn W. White ATTY
Verna H. White, by Stephn W. White, as attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF WILSON)

On this the this 1st day of March, 2001, in Mt. Juliet, Tennessee, before me personally appeared Stephen W. White, to me known to be the person who executed the foregoing Warranty Deed on behalf of Thomas F. White and wife, Verna H. White, for the purposes therein contained, and who acknowledged that he executed the same as the free act and deed of the said Thomas F. White and wife, Verna H. White, signing their names as Attorney-In-Fact.

WITNESS my hand and official seal at office this 1st day of March, 2001.

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: 12/15/2004

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $119,000.00.

AFFIANT

Subscribed and sworn to before me on this 1st day of March, 2001.

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 12/15/2004