Davidson County DEEDWARR
Recvd: 04/12/01 16:47 2pgs
Fees:11.00 Taxes:253.45
20010412-0036308

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF April 2001

Notary Public

MY COMMISSION EXPIRES: 11/27/04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Wilson & Weiss Title Associates, 4698 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROGER BURNETT (NAME)	AMERICA'S WHOLESALE LENDER (NAME)	
3106 Oxford Street (ADDRESS)	(ADDRESS)	072-07-0-136.00
Nashville, TN 37216 (CITY) (STATE) (ZIP)	(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, Suzanne F. Wilson and Harold Wilson, her husband

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

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:

BEING the westerly part of Lot No. 3 Block "A" on the Map of R.M. Dudley's Subdivision of Blocks "A" and "B" in the Subdivision of a 30 acre tract, as of record in Book 974, page 8, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Suzanne F. Wilson, a married person by deed from Harold Wilson, Married of record in Book 9539, Page 974, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Harold Wilson joins in this instrument to convey any and all interest he may have in the subject property by virtue of his marriage to Suzanne F. Wilson.

Pamela S. Welch executes this instrument pursuant to a power of attorney being recorded simultaneously herewith.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

unimproved ( )
This is improved (X) property, known as 3106 Oxford Street, Nashville, TN 37216
(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 unincumbered, 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 9th day of April, 2001

Suzanne F. Wilson by Pamela S Welch Atty in fact
Suzanne F. Wilson

Harold Wilson
Harold Wilson

STATE OF Tennessee
COUNTY OF Davidson

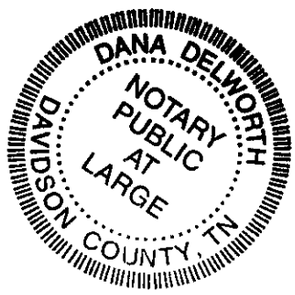
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Harold Wilson with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Within my hand, at office, this 9th day of April, 2001.

Dana Delworth

Notary Public

My Commission Expires:
11/27/04



STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this, 9th day of April, 2001, personally appeared before me, Pamela S. Welch with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the "attorney-in-fact" of Suzanne F. Wilson and is authorized by her to execute this instrument on her behalf, as her free act and deed.

Witness my hand, at office, this 9th day of April 2001.

My commission expires: 11/27/04

Dana Delworth

Notary Public

