WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/27/01 13:42 2pgs
Fees:11.00 Taxes:307.10

20010427-0042639

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,000.00

Wallace Wauford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th Day of April, 2001.

CONNIE R. GILL NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

Notary Public

MY COMMISSION EXPIRES: 11/17/02

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, 613 Potomac Place, Suite 201 Smyrna, TN 37167

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wallace M. Wauford	America's Wholesale Lender	Map 83
(NAME) 1020 Seymour Ave	(NAME) 4500 Park Granada	Group 5
(ADDRESS) Nashville, TN 37206	(ADDRESS) Calabasas, CA ,91302	Parcel 28
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Judy L. Webb, a single person**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Wallace M. Wauford, a single person** herereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a part of Lot No. 59 on the Map of Stratton & Seymour's Addition, of record in Book 57, page 23, in the Register's Office of said County and a small triangular lot adjoining said Lot No. 59, on the southeasterly corner thereof and described as follows: Beginning at a point on the Southerly margin of Seymour Avenue at the Northwest corner of Lot No. 7 of Block "D" of the Eastwood Addition, of record in Book 332, page 63, Register's Office for said County; thence southerly along the westerly margin of Lot No. 7, a distance of 150 feet to the north margin of a 12-foot alley; thence westerly along the north margin of said alley 50 feet to a point, the southeast corner of the property conveyed to Florence Averiett by deed of record in Book 555, page 149, said Register's Office; thence North along Averietts easterly line 150 feet to the southerly margin of Seymour Avenue 50 feet to the point of beginning.

Being the same property conveyed to Judy Webb, a single person by Warranty Deed dated December 7, 1997 and filed of record in Book 10715, page 241, Register's Office of Davidson County, Tennessee.

Subject to any and all matters as shown on plat of record in Plat Book 57, page 23; all of the Register's Office of Davidson County, Tennessee.

This is unimproved ( )
improved(x) property, known as 1020 Seymour Ave 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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 GRANTEE(S), 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/our hand(s) this 26th Day of April, 2001.

Judy L. Webb

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, personally appeared Judy L. Webb, who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 26th Day of April, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/17/03

CONNIE R. GILL
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TN