WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 127,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 2001

Notary Public

MY COMMISSION EXPIRES: 10/31/01
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

SECURITY ESCROW & TITLE CO., 750 Old Hickory Blvd., Suite 165, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith D. Wenzler (NAME)	Regions Mortgage, Inc. (NAME)	MAP 120-09
504 Dunalie Drive (ADDRESS)	2800 Cantrell Road, Suite 201 (ADDRESS)	GROUP O
Nashville, Tennessee 37217 (CITY) (STATE) (ZIP)	Little Rock, AR 72202 (CITY) (STATE) (ZIP)	PARCEL 086.00

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, Wayne H. Downs and wife, Bobby J. Downs

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Keith D. Wenzler, a single person

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 in Davidson County, Tennessee, being Lot No. 5A50 on the Plan of Glengarry Park, Section 5-A, as of record in Book 3300, Page 58, Register's Office for said County.

SAID lot fronts 87 feet on the southeasterly side of Dunailie Drive and extends back 221 feet on the northeasterly line and 225.9 feet on the southwesterly line to a dead line measuring 79.5 feet thereon.

THIS CONVEYANCE IS SUBJECT TO any and all restrictions, easements, setback lines, conditions, plat of record, and encumbrances of record in the Register's Office for the aforesaid County.

Said property having a physical address of: 504 Dunailie Drive, Nashville, TN 37217.

BEING the same property conveyed to Wayne H. Downs and wife, Bobby J. Downs by deed dated 10/24/69 of record in Book 4374, Page 703, Register's Office for said County.

Davidson County DEEDWARR
Recvd: 05/03/01 10:58 2pgs
Fees:11.00 Taxes:469.90

20010503-0045495

unimproved ( )
This is improved (X) property, known as 504 Dunalie Drive, Nashville, Tennessee 37217
(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 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 30th day of April, 2001

Wayne H. Downs
Wayne H. Downs

Bobby J. Downs
Bobby J. Downs

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wayne H. Downs and wife, Bobby J. Downs

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 30th day of April, 2001.

Commission expires _____

Notary Public

STATE OF TENNESSEE

COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

MARK ALAN KEY FREEDOM NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

My commission expires _____

Notary Public