return to:

WILSON & WEISS TITLE
ASSOCIATES, LLC
7100 EXECUTIVE CENTER DR.
SUITE 150
BRENTWOOD, TN 37027

B-2024

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $155,000.00

Affiant

Subscribed and sworn to before me, this 11th day of May, 2001.

Notary Public
My commission expires: ~~03/14/05~~ 4/16/02

WILLIAMSON COUNTY, TENNESSEE ★ JACK CASE WILSON ★ NOTARY PUBLIC AT LARGE

Davidson County DEEDWARR
Recvd: 05/30/01 13:22 3pgs
Fees:15.00 Taxes:573.50

20010530-0055841

Address of New Owner:	Send Tax Bills to:	Tax Information
Valerie Russell 705 Bresslyn Road Nashville TN 37205	America's Wholesale Lander 4500 Park Granada Calabasas, CA 91302-1613	115-08-019

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, E. Wyatt Allen, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Valerie Russell,* hereinafter called the Grantees, their successors 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. 71 on the Plan of Brook Meade, Section IV, of record in Book 2133, Page 93, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William R. Allen and wife, Lillian Wyatt (Allen) by deed from John S. Powell and wife, Katherine B. Powell of record in Book 3883, Page 954, rerecorded in Book 3898, Page 112, Register's Office for Davidson County, Tennessee. William R. Allen predeceased Lillian Wyatt Allen, who died on October 17, 2000, leaving Edward Wyatt Allen as her sole heir at law.

Edward W. Allen, Jr., Timothy Channing Allen, and Lillian Allen Napolitan, grandchildren of Lillian Wyatt Allen, hereby join in executing this deed to convey any interest which they may have in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 705 Bresslyn Road, Nashville, TN 37205

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 11th day of May, 2001.

Edward Wyatt Allen
Edward Wyatt Allen
By: Edward Wyatt Allen, Atty. In Fact

Edward Wyatt Allen, Jr.
By Edward Wyatt Allen, Atty in Fact
Edward Wyatt Allen, Jr.
By: Edward Wyatt Allen, Atty. In Fact

Timothy Channing Allen
By Edward Wyatt Allen, Atty in Fact
Timothy Channing Allen
By: Edward Wyatt Allen, Atty. In Fact

Lillian Allen Napolitan
By Edward Wyatt Allen, Atty. in Fact
Lillian Allen Napolitan
By: Edward Wyatt Allen, Atty. In Fact

*unmarried

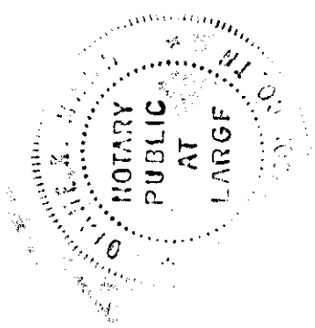
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Edward Wyatt Allen, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained

Witness my hand in Nashville, TN, this 11th day of May, 2001.

Diane K. Mann
Notary Public

My Commission expires 03/14/05



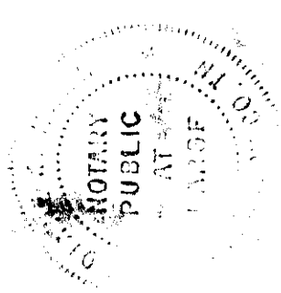
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edward Wyatt Allen, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes herein contained, and who further acknowledged that he is the attorney in fact for Edward W. Allen, Jr., Timothy Channing Allen and Lillian Allen Napolitan and that he is authorized by them to execute this instrument on their behalf.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of May, 2001.

Diane K. Mann
Notary Public

Commission expires 3/14/2005



WARRANTY DEED

FROM

Edward Wyatt Allen

TO

Valerie Russell

RETURN TO:

Wilson & Weiss Title Associate
7100 Executive Center Dr. #150
Brentwood, TN 37027