THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***194,200.00.

Affiant

Subscribed and sworn to before me this _____ day of July, 2001.

Notary Public

My Commission Expires: 9.29.01

Davidson County DEEDWARR
Recvd: 08/08/01 15:02 2pgs
Fees:13.00 Taxes:718.54
20010808-0085565

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
CHERIE RUDOLPH 6589 Jocelyn Hollow Road Nashville, Tennessee 37205	America's Wholesale Lender 4500 Park Granada Calabasas, CA. 91302-1613	MAP 129-1 PARCEL 45

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED NINETY FOUR THOUSAND TWO HUNDRED AND 00/100 ($***194,200.00) DOLLARS, cash in hand paid by the hereinafter named Grantees the receipt of which is hereby acknowledged, I, STEVEN H. SIMPLER (aka Steven Houston Simpler), married, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto CHERIE RUDOLPH and husband, SCOTT RUDOLPH, 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 Lot No. 770 on the Plan of West Meade Farms, Inc., Section VIII, as of record in Book 2331, pages 14 and 15, Register's Office for Davidson Count;y, Tennessee.

SAID Lot No. 770 fronts 178.2 feet on the southeasterly side of Jocelyn Hollow Road and runs back between lines, 467.3 feet on the northeasterly line and 445.0 feet on the southwesterly line, to a dead line in the rear on which it measures 34.0 feet.

BEING the same property conveyed to Steven H. Simpler and wife, Lynn W. Simpler, by deed from Michael R. Braden and wife, Sandra C. Braden, of record in Book 7306, page 881, Register's Office for Davidson County, Tennessee; the said Steven H. Simpler and Lynn W. Simpler having since divorced and Mary Lynn Woodward Simpler (aka Lynn W. Simpler) having since conveyed her interest in subject property to Steven Houston Simpler (aka Steven H. Simpler) by Quitclaim Deed of record in Book 9613, page 802, said Register's Office. The said Steven H. Simpler having since remarried.

DEBBIE D. SIMPLER, spouse of Steven H. Simpler, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This is improved property known as 6589 Jocelyn Hollow Road, Nashville, Tennessee 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 and assigns, forever.

GRANTOR COVENANTS with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantees.

2. Matters, if any, shown on the plan of West Meade Farms, Inc., Section VIII, of record in Book 2331, pages 14 and 15, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

IN WITNESS WHEREOF I have hereunto set my hand on this the 30th day of July, 2001.

Steven H. Simpler
STEVEN H. SIMPLER

BY: Keith Merrill
Keith Merrill, Attorney in Fact

Debbie D. Simpler
DEBBIE D. SIMPLER

BY: Keith Merrill
Keith Merrill, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEITH MERRILL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of STEVEN H. SIMPLER and DEBBIE D. SIMPLER, and acknowledged that he executed the same as the free act and deed of the said STEVEN H. SIMPLER and DEBBIE D. SIMPLER.

WITNESS my hand and seal this 30th day of July, 2001.

Mitchell A. Watts
Notary Public

My Commission Expires: 9/29/01

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN