Realty

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is ~~$124,000.00~~ $131,000.00

Katherine J. Nettles
Affiant

Subscribed and sworn to before me, this 4th day of September, 2001.

Catherine R. Vass
Notary Public
My commission expires: 5-30-2004

CATHERINE R. VASS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES MAY 30TH 2004

Address of New Owner:	Send Tax Bills to:	Tax Information
Katherine J. Nettles 5125 Colemont Drive Antioch TN 37013	America's Wholesale Lender 1800 Tapo Canyon Simi Valley, CA 93063-6712	162-01-0094.00

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, George D. Eidson, Jr. and Julia Eidson, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Katherine J. Nettles, 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. 33 on the Plan of Fair Oaks, Section 1, as of record in Book 4175, pages 42 & 43, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more accurate description.

Being the same property conveyed to George D. Eidson Jr and wife, Juilia Eidson by deed from Willie R. Ayers Stratford and Milton A. Ayers of record in Book 8279, page 593, Register's Office for said County.

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 5125 Colemont Drive, Antioch, TN 37013

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 4th day of September, 2001.

George D. Eidson Jr.
George D. Eidson, Jr.
By Julia Eidson
His att-in-fact

Julia Eidson
Julia Eidson

Davidson County DEEDWARR
Recvd: 09/07/01 14:02 2pgs
Fees:13.00 Taxes:469.90
20010907-0097406

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary public in and for the said County and State, the within named Julia Eidson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that she executed the within instrument for the purposes therein contained, and who further acknowledged upon oath or affirmation that she is the attorney-in-fact for George D. Eidson, Jr. and is authorized by him to execute this instrument on his behalf.

Witness my hand in Brentwood, TN, this 4th day of September, 2001

Catherine R Vass
Notary Public

My commission expires: 5/30/2004

CATHERINE R. VASS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES MAY 30TH 2004

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand in Brentwood, TN, this 4th day of September, 2001.

Catherine R Vass
Notary Public

My Commission expires 5/30/2004

CATHERINE R. VASS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES MAY 30TH 2004