WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 157,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF August 2001

Notary Public

MY COMMISSION EXPIRES: 11/30/02 (AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires Nov. 30, 2002

01B-5939

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN TITLE & ESCROW, INC., 213 A Ward Circle, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Bowman (NAME)	America's Wholesale Lender (NAME)	MAP 172-12B
1209 Crestfield Drive (ADDRESS)	4500 Park Granada (ADDRESS)	PARCEL 79
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Calabasas, CA 91302-1613 (CITY) (STATE) (ZIP)	

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, Brian Szurpicki and wife, Julie R. Szurpicki

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Bowman, a married man and Tracey Bowman, his wife

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. 384 on the Plan of Section Six, Bradford Hills, of record in Plat Book 7900, Page 290, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Brian Szurpicki, a married man by deed from David R. Hudson and wife, Leslie H. Hudson recorded December 31, 1998 in Book 11277, Page 239, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2001 and subsequent years, easments and restrictions of record.

Davidson County DEEDWARR
Recvd: 09/10/01 10:24 2pgs
Fees:13.00 Taxes:582.75

20010910-0097720

unimproved ( )
This is improved (X) property, known as 1209 Crestfield Drive, Nashville, TN 37211
(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 29th day of August 2001

Brian Szurpicki
By: Brian Szurpicki by Mark Merryman
Mark Merryman, Attorney-in-fact
Julie R. Szurpicki
By: Julie R Szurpicki by Mark Merryman
Mark Merryman, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____, _____ .

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 _____, _____ .

My commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark Merryman, to me known to be the person who executed the foregoing instrument on behalf of Brian Szurpicki and Julie R. Szurpicki, and acknowledged that he executed the same as the free act and deed of said Brian Szurpicki and Julie R. Szurpicki.

Witness my hand and official seal at office, this August 29, 2001.

Notary Public

RUTH M. FORAN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission expires: January 26, 2004