WARRANTY DEED

RECORD AND RETURN TO:
Nations Title Agency
5214 Maryland Way, Suite 208
Brentwood, TN 37027
01TN01256

01B-6180

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 104,900.00
Rosa Maria Arriaga
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
5th DAY OF October 2001

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

VICTORY NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES JAN 25 2003 DAVIDSON COUNTY TN

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
Rosa Maria Arriaga (NAME)	America's Wholesale Lender (NAME)	MAP 150-11
3312 Oak Timber Drive (ADDRESS)	750 Old Hickory Blvd, St 286 (ADDRESS)	PARCEL 260
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (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, Rodney D. Poe and wife, Julie A. Poe

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rosa Maria Arriaga, unmarried

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. 79 on the Plan of Lake Towne Park, Section 2, of record in Plat Book 6900, Page 111, 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 Rodney D. Poe and wife, Julie A. Poe by deed from Tennie M. McCord f/k/a Tennie M. Nevile and husband Calvin McCord of record in Instrument No. 200008280084782, Register's Office for Davidson County, Tennessee.

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

Davidson County DEEDWARR
Recvd: 10/11/01 08:47 2pgs
Fees:13.00 Taxes:388.13

20011011-0110676

unimproved ( )
This is improved (X) property, known as 3312 Oak Timber Drive, Antioch, Tennessee 37013
(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 5th day of October, 2001

Rodney D. Poe

Julie A. Poe

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 Rodney D. Poe and wife, Julie A. Poe

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 5th day of October, 2001.

Commission expires _____

Notary Public

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
My Commission Expires Nov. 30, 2002

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