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 $ 170,000.00

Affiant

Subscribed and sworn to before me, this 28th day of November, 2001

Notary Public

My Commission Expires: 10-12-05

Davidson County DEEDWARR
Recvd: 11/29/01 13:59 2pgs
Fees:13.00 Taxes:629.00
20011129-0130798

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
JASON WOLF 1306 Beechwood Avenue Nashville, Tennessee 37212	AMERICA'S WHOLESALE LENDER 750 Old Hickory Boulevard #180 Brentwood, Tennessee 37027	MAP 105-13 PARCEL 131

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SEVENTY THOUSAND AND NO/100---------- ($ 170,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I, ROBERT SWANN, UNMARRIED hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto JASON WOLF, UNMARRIED hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the easterly one-half of Lot No. 83 on the Belmont Land Company's Plan of Lots called Belmont Heights as of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 83 fronts 50.0 feet on the northerly side of Beechwood Avenue and runs back between parallel lines 188.0 feet to an alley.

BEING the same property conveyed to Robert Swann, unmarried, by deed from Harry Lee Dobbins, married, of record in Book 11198, page 379, Register's Office for Davidson County, Tennessee.

This is improved property known as 1306 Beechwood Avenue, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE___, his heirs and assigns, forever.

GRANTOR___ COVENANT_s with the said GRANTEE___ that he is lawfully seized and possessed of said land in fee simple, ha_s 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 Grantee(s).

2. Matters shown on the Plan of Belmont Land Co.'s Plan of Lots "Belmont Heights" of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind_s _himself___, _his___ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, _his___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF _I__ have hereunto set _my__ hand___on this the ___28th__ day of ___November___, _2001__.

Robert Swann

ROBERT SWANN

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 _ROBERT SWANN, UNMARRIED_____, the bargainor____, 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 therein contained.

Witness my hand and official seal this ____28th_day of ___November, 2001_____.

My Commission Expires: October 12, 2005

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____day of _____.

My Commission Expires: _____

Notary Public