WARRANTY DEED

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 94,500.00

Clara J. Winfrey C.J.W.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January, 2002

Bertie Jo Whitaker
Notary Public

NOTARY PUBLIC AT LARGE Bertie Jo Whitaker My Commission Expires October 25, 2003 STATE OF TENNESSEE

MY COMMISSION EXPIRES:
(AFFIX SEAL)

G-7698-E

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, Atto, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clara J. Winfrey (NAME)	AMERICA'S WHOLESALE LENDER (NAME)	MAP 42-12
506 Charles Drive (ADDRESS)	4500 Park Granada (ADDRESS)	PARCEL 41
Madison, TN 37115 (CITY) (STATE) (ZIP)	Calabasas, CA 91302 (CITY) (STATE) (ZIP)	11D34365

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, Stephen P. Karponai and wife, Margaret L. Karponai

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Clara J. Winfrey, unmarried woman

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. 23 and the easterly 25 feet of Lot No. 24 on the Map of W. W. Gray Property at Madison, Tennessee, as of record in Book 974, Page 22, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Stephen P. Karponai and wife, Margaret L. Karponai by deed from Henry G. Cisneros, Secretarty of Housing and Urban Development of Washington, D.C. of record in Book 9126, Page 877, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 02/07/02 12:48 2pgs
Fees:13.00 Taxes:349.65
20020207-0017040

unimproved ( )
This is improved (X) property, known as 506 Charles Drive, Madison, TN 37115
(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 30th day of January, 2002

Stephen P. Karponai

Margaret L. Karponai

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 Stephen P. Karponai and wife, Margaret L. Karponai

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 Goodlettsville, Tennessee, this 30th day of January, 2002

Commission expires _____

Notary Public

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
October 25, 2003
STATE OF TENNESSEE

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