THIS INSTRUMENT PREPARED BY: Mudter & Patterson Attorneys-at-Law 2000 Richard Jones Rd., #110 Nashville, Tennessee 37215 FILE: Box 9B First Title and Escrow Company, Inc. FTEC No. 18742	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $ 17[illegible].00 Affiant Subscribed and sworn to before me, this 25th day of February, 2002. Notary Public My Commission Expires: My Commission Expires NOV. 29, 2003

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
AMY S. PATTERSON	AMERICA'S WHOLESALE LENDER	MAP 104-14-B
361 Summit Ridge Circle	750 Old Hickory Blvd.	PARCEL 6.00CO
Nashville, Tennessee 37215	Brentwood, Tennessee 37027	FB# 7DA91162

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, ELIZABETH A. LUMPKIN, UNMARRIED, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to AMY S. PATTERSON, MARRIED, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 106 Westwood Trace, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Wherever used, this singular shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of February, 2002.

ELIZABETH A. LUMPKIN

By: Elizabeth A. Lumpkin by Virginia M. Lumpkin, attorney-in-fact
VIRGINIA M. LUMPKIN, ATTORNEY-IN-FACT

Davidson County DEEDWARR
Recvd: 02/28/02 15:13 2pgs
Fees:13.00 Taxes:649.35

20020228-0025699

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VIRGINIA M. LUMPKIN, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said ELIZABETH A. LUMPKIN, and is authorized by the said ELIZABETH A. LUMPKIN, to execute this instrument on her behalf.

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires NOV. 29, 2003

Witness my hand, at office, this 25th day of February, 2002.

My Commission Expires:_____

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 6 on the Plan of Westwood Trace of record in Plat Book 6200, page 215, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Westwood Trace Condominium Association, a horizontal property regime established by Master Deed of record in Book 6522, page 322, amended in Book 6889, page 711, Instrument No. 20010411-0035667, and Instrument No. 20010720-0077359, said Register's Office.

Being the same property conveyed to Elizabeth A. Lumpkin, an unmarried person by deed from Matthew B. Nelson, an unmarried person dated May 29, 1998 and recorded June 4, 1998 in Book 10962, page 265, said Register's Office.

This conveyance is made subject to (1) 2002 Taxes, which have been prorated and assumed by the Grantee; (2) Charter of record in Book 6582, page 874, Book 7599, page 912 and Book 7948, pages 624 and 626; (3) Restrictions of record in Book 6522, page 322, Book 6889, page 711, Instrument No. 20010411-0035667 and Instrument No. 20010720-0077359; and (4) all matters of record in Plat Book 6200, page 215.