FILE BOX 45

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/13/02 13:24 3pgs
Fees:18.00 Taxes:314.50
20020313-0031772

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Bonita Bonnell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF March 20 02

Notary Public

MY COMMISSION EXPIRES: January 29, 2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carolyn J. Garlits (NAME)	America's Wholesale Lender (NAME)	MAP 86-11-O-A
204 Raintree Drive (ADDRESS)	4500 Park Granada (ADDRESS)	PARCEL 73-CO
Hermitage, TN 37076 (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, Cora L. Moat, individually and as Sole Heir of the Estate of Mary S. Drennon

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carolyn J. Garlits, 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:

A certain condominium apartment in Davidson County, Tennessee, described as follows: Unit No. 1, Building No. 13, in Raintree Village, (a condominium), created under Chapter 27, Title 64, of the Tennessee Code Annotated, as amended and as established by a Master Deed of record in Book 4753, Page 140, as amended and modified by a Deed of Amendment of record in Book 4980, Page 376, Register's Office for Davidson County, Tennessee, and further amended in Book 5165, Page 781, and Book 5172, Page 77, Register's Office for said County, and as shown on the revised plat of Hermitage Woods Condominium Apartments, Phase 11 and 11-A, as of record in Book 4860, Pages 62 through 64, said Register's Office, to which reference is hereby made. Garage No. 13-1 is a limited common element for the exclusive use of the occupant of said Unit.

BEING the same property conveyed to Cora L. Moat and Mary S. Drennon, both being unmarried, by deed from Danny O. Barry and wife, Jennifer E. Berry, of record in Book 11607, Page 62, Register's Office for said County. The said Mary S. Drennon now being deceased.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 4753, Page 258; Book 4753, Page 140; Book 5172, Page 77; Book 5165, Page 781; Book 4980, Page 378; Book 4753,

CONTINUED

This is improved (X) unimproved ( ) property, known as 204 Raintree Drive, Hermitage, TN 37076
(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 my hand this 11th day of March, 20 02

Cora L. Moat
By: Cora L Moat By Joan Perro Attorney in Fact
Joan Perro, Attorney-in-Fact

Cora L. Moat as sole of heir of the
Estate of Mary S. Drennon
By: Joan Perro, 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 _____ 20_____ .

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(or proved to me on the basis of satisfactory evidence) 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 _____ 20_____ .

My commission expires _____ _____

Notary Public

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, Joan Perro, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Cora Moat, a/k/a Cora L. Moat as her Attorney in Fact as the free act and deed of the within named Cora L. Moat.

Witness my hand and official seal at Nashville, Tennessee the 11th day of March, 2002.

My Commission Expires: 1/29/05

NOTARY PUBLIC

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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, Joan Perro, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Cora Moat, a/k/a Cora L. Moat, as Sole Heir for the Estate of Mary S. Drennon as her Attorney in Fact and who acknowledged that she is the Sole Heir of the Estate of Mary S. Drennon, and as such Sole Heir, she is authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at Nashville, Tennessee the 11th day of March, 2002.

My Commission Expires: 1/29/05

NOTARY PUBLIC

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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LEGAL DESCRIPTION CONTINUATION

Page 153; Book 10382, Page 153; Book 5122, Page 878; and Book 6299, Page 970, said Register's Office.

This conveyance is made subject to: (1) 2002 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 4860, Pages 62-64, said Register's Office.

Power of Attorney of record in Book 11613, Page 976, said Register's Office.