This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.

211 Donelson Pike, Suite 2, P. O. Box 140255
Nashville, Tennessee 37214

ADDRESS NEW OWNER:
DANIEL BJORKLUND
3208 Lake Drive East, AKA East Lake Drive
Nashville, Tennessee 37201

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
America's Wholesale Lender
P.O.Box 10212
Van Nuys, CA 91410

Davidson County DEEDWARR
Recvd: 03/20/02 15:00 2pgs
Fees:13.00 Taxes:292.30
20020320-0034573

MAP **108-08-0**
GROUP **D**
PARCEL **030.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **DAVID R. HASKETT** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **DANIEL BJORKLUND and wife, RHONDA BJORKLUND**, 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:

Property located in Davidson County, Tennessee:

A Certain Condominium Unit in Davidson County, Tennessee, Described as Follows:

Unit No. 30, Lot No. 58 in a horizontal property regime as shown on the Condominium Site Plan of Section 3, Phase V, Quail Valley, as of record in Plat Book 5200, Page 435, said Register's Office, to which reference is made for a more complete and accurate legal description.

Being the same property conveyed to DAVID R. HASKETT by deed from Secretary of Housing and Urban Development, dated January 8, 2001, of record in Instrument No. 20010117-0004987, Register's Office for Davidson County, Tennessee.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:

1. Taxes resulting from supplemental, revised or corrected assessments under T.C.A., section 67-5-603 et seq.

2. Subject to all covenants, subdivision restrictions, easement and other matters of record in Plat Book 5200, Page 435, Register's Office for Davidson County, Tennessee.

3. Subject to Plan of record in Plat Book 5200, Page 435, Register's Office for Davidson County, Tennessee.

4. Subject to all Quail Valley Homeowner Association dues and/or fees of record in Book 5854, Page 534, Register's Office for Davidson County, Tennessee.

5. Subject to restrictive covenants, which contain provisions for association dues and assessments, of record in Book 5854, Page 534, Book 5937, Page 477, and Book 6002, Page 547, all in the Register's Office for Davidson County, Tennessee.

This is investment property by Grantor, not used as marital property.

This is improved property known as 3208 Lake Drive East, AKA East Lake Drive, Nashville, Tennessee 37201.

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,

GRANTOR does covenants with the said "GRANTEES" that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

"GRANTOR", does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and 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 hands this the 15th day of March, 2002 .

DAVID R. HASKETT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **DAVID R. HASKETT**, 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 Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of March, 2002

NOTARY PUBLIC

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON CO., TENN.

My Commission Expires:

My Commission Expires September 13, 2003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $79,000.00 .

AFFIANT

Subscribed and sworn to before me on this 15th day of March, 2002 .

NOTARY PUBLIC

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON CO., TENN.

My Commission Expires:

My Commission Expires September 13, 2003