39-B

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box** 39-B **First Title & Escrow Co., Inc.** **FTEC File No. 18847**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $215,000.00. Affiant Subscribed and sworn to before me, this 12th day of April, 2002. Notary Public My Commission Expires: 11-29-05

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
BECKY VAN OSTRAND 1403 Dallas Avenue Nashville, Tennessee 37212	America's Wholesale Lender 750 Old Hickory Blvd.#100 Brentwood, TN 37027	MAP 118-01-0 PAR 057.00 FB 24W12870

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, MICHELLE BRATINA, UNMARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to BECKY VAN OSTRAND, UNMARRIED ("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 1403 Dallas Avenue, 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.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of April, 2002.

Michelle Bratina by Beth Downey attorney in fact

MICHELLE BRATINA
BY BETH DOWNEY, ATTORNEY-IN-FACT
BY POWER OF ATTORNEY BEING RECORDED
SIMULTANEOUSLY HEREWITH

Davidson County DEEDWARR
Recvd: 04/12/02 15:57 2pgs
Fees:13.00 Taxes:795.50
20020412-0045816

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Beth Downey, 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 for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for the said Michelle Bratina and is authorized by the said Michelle Bratina to execute this instrument on her behalf.

Witness my hand, at office this 12th day of April, 2002.

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

My Commission Expires: _____ Notary Public

My Commission Expires
NOV. 29, 2003

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Victoria Place, as of record in Plat Book 332, page 10, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Michelle Bratina, unmarried by deed from Mark T. Pool and wife, Kimberly A. Pool appearing as Instrument No. 20010829-0093814, said Register's Office.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 332, page 10, said Register's Office.