(2) BOX 58-A

13.00
218.67
231.67

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/30/02 15:39 2pgs
Fees:13.00 Taxes:218.67
20020430-0053184

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,100.00

Kaye Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF April 2002

Notary Public

MY COMMISSION EXPIRES: January 18, 2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AUTHOR

Leon Sharber, Attorney, 1161 Murfreesboro Road, Ste. 505, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Broderick Hamlett (NAME)	Finance America (NAME)	MAP 71-08
501 Edwin Street (ADDRESS)	P.O. Box 16637 (ADDRESS)	PARCEL 366.00
Nashville, Tennessee 37207 (CITY) (STATE) (ZIP)	Irvine CA 92623 (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, Jeffrey Dwain Dixon

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Broderick Hamlett

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. 43 on the Map of Rawls Tract Subdivision, not of record, originally shown on a survey by Z. J. Wilkinson, Surveyor, dated April 24, 1946, as follows:

BEGINNING at a point in the north margin of Edwin Street, as dedicated and opened by an instrument of record in Book 1300, page 547, Register's Office for said County, said point being the corner of Lots Nos. 1 and 43 as shown on said Meyer Survey, and being 130 feet east of a concrete monument set in the north margin of Edwin Street, at the beginning of a curve into Jones Avenue; thence with the west line of Lot No. 43 and along the east line of Lots Nos. 1 and 2, north 4 degrees 30 minutes east to a point in the northwest corner of Lot No. 43; thence easterly 60 feet to a point, the corner of Lots Nos. 42 and 43; thence southerly 136 feet to the north line of Edwin Street; thence with the margin of the same, south 89 degrees west 60 feet to the point of beginning.

For source of title reference is made to Instrument Number 200201140005307, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions, zoning regulations and building setback lines of record.

unimproved ( )
This is improved (X) property, known as 501 Edwin Street, Nashville, Tennessee 37207
(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 18th day of April 2002

Jeffrey Dwain Dixon by Leon Sharber attorney in fact

Jeffrey Dwain Dixon

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffrey Dwain Dixon

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 instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 18th day of April, 2002.

Commission expires January 18, 2005

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 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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 18th day of April, 2002, before me, the undersigned Notary Public, personally appeared Leon Sharber, known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney in fact for Jeffrey Dwain Dixon, and acknowledged that he executed the same as the act of his principal for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

1/28/2006
My commission expires:

Lynda Kay Jones
Notary Public

NOTARY PUBLIC AT LARGE