WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF May, 2002

Notary Public

MY COMMISSION EXPIRES: 7/30/05
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/16/02 14:33 2pgs
Fees:13.00 Taxes:629.00
20020516-0060365

NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN. MY COMMISSION EXPIRES

THIS INSTRUMENT WAS PREPARED BY

Southland Title & Escrow Co., 7101 Executive Center Drive #151, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Driver	America's Wholesale Lender ~~First Franklin Corp LP~~	MAP 176-5
(NAME)	(NAME)	
5037 Sunshine Drive	4500 Park Granada	PARCEL 62.00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Calabasas CA 91302	
(CITY) (STATE) (ZIP)	(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, Gary Lynn Hicks, ~~unmarried~~

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas Driver, 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:

Land in Davidson County, TN, BEING Lot No. 24 on the Plan of Hickory Woods Section B, of record in Book 6900, page 512, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Gary Lynn Hicks, and Mikke Ann Leinger by deed of record in Deed Book 8497, page 744, Register's Office of Davidson County, TN. Gary Lynn Hicks and Mikke Ann Leininger were married on January 12, 1992. Mikke Ann Hicks died on June 15, 1992 intestate, vesting her interest in Robert Lee Kirkland, Bill Preston, Jr., Johnny Preston and Teddy Preston. Further conveyed to Gary Lynn Hicks by deeds of record from Gary Lynn Hicks, Robert Lee Kirkland, Bill Preston, Jr., Johnny Preston and Teddy Preston, of record in Instrument Nos. 20010301-0019356, 20010301-0019352, 20010301-0019355, 20010301-0019354, and 20010301-0019353, respectively, which deeds were corrected by Instruments of Correction of record in Instrument Nos. 20010501-0043938, 20010501-0043939, 20010501-0043940, 20010501-0043941 and 20010501-0043942, respectively, Register's Office for Davidson County, TN.

This conveyance is subject to the following: Taxes for the year 2002 have been prorated and payment thereof is expressly assumed by the herein Grantee; Restrictions of record in Book 7422, page 235, made applicable in Book 7422, page 304, superceded and amended and restated in Book 9678, page 187, and further amended in Book 9764, page 44; Plan of record in Book 6900, page 512; all in the Register's Office for Davidson County, TN.

unimproved ( )
This is improved (X) property, known as 5037 Sunshine Drive, Antioch, TN 37013
(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 29th day of April 2002

Gary Lynn Hicks

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gary Lynn Hicks

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 Brentwood, Tennessee, this _____ day of _____

Commission expires 7/30/05

Notary Public

JENNIFER S. DUNLAP NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN. COMMISSION EXPIRES: 07/30/2005

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