THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 18975**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: ~~$249,500.00~~ Affiant Subscribed and sworn to before me, this 17th day of MAY, 2002. Notary Public My Commission Expires:

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

My Commission Expires NOV 29, 2003

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr. and Mrs. Bayard Dodge Rea 1710 Gale Lane Nashville, TN 37212	America's Wholesale Lender P.O. Box 10212 Van Nuys, CA 91410	MAP 117-8 PAR 36 FB 16DA 46803

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, CHRISTOPHER A. BOSWORTH AND WIFE, KIMBERLY M. BOSWORTH ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to BAYARD DODGE REA AND WIFE, ARIAN REA ("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 1710 Gale Lane, 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 17th day of MAY, 2002.

CHRISTOPHER A. BOSWORTH

KIMBERLY M. BOSWORTH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, CHRISTOPHER A. BOSWORTH AND WIFE, KIMBERLY M. BOSWORTH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of MAY, 2002.

My Commission Expires: _____

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

My Commission Expires NOV. 29, 2003

Notary Public

Davidson County DEEDWARR
Recvd: 05/22/02 14:10 2pgs
Fees:13.00 Taxes:923.15

20020522-0062471

EXHIBIT "A"

Land in Davidson County, Tennessee, being the northwesterly parts of Lots No. 13 and 14 on the Revised Subdivision of Lots No. 11, 12, 13, 14, and 15, Belmont Terrace Annex No. 1, of record in Book 547, page 99, Register's Office for said County and more particularly described as follows:

Beginning at a point in the northeasterly margin of Gale Avenue or Lane, 180 feet southeast of the northeast corner of Gale Avenue or Lane and Brightwood Avenue and being the common corner of Lots No. 14 and 18 of said re-subdivision; thence northwesterly with the dividing line between Lots No. 13, 14, 17 and 18, 109.5 feet to a point, the common corner of Lots No. 13 and 17 of said re-subdivision; thence southeasterly 70 feet to a point; thence southwesterly and parallel with the dividing line between Lots No. 13, 14, 17, and 18 of said re-subdivision, 112 feet more or less, to a point in the northeasterly margin of Gale Avenue of Lane, thence northwesterly with the northeasterly margin of Gale Avenue of Lane 70 feet to the beginning.

Being the same property conveyed to Christopher A. Bosworth and wife, Kimberly M. Bosworth by deed from Robert Bolster and wife, Alice T. Bolster appearing as Instrument No. 2001024-0105308, 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 547, page 99, said Register's Office.