WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/27/02 10:41 2pgs
Fees:13.00 Taxes:292.30

20020627-0077468

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 79,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 750 Old Hickory Blvd., Suite 165, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Hood (NAME)	America's Wholesale Lender (NAME)	44-05
328 Keeton Avenue (ADDRESS)	7105 Corporate Dr. PTX-A-195 (ADDRESS)	36.00
Old Hickory, Tennessee 37138 (CITY) (STATE) (ZIP)	Plano, TX 75024 (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, David Drummond and Kathleen Drummond

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

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 the northwesterly 58 feet of Lot No. 54 and the southeasterly 13 feet of Lot No. 53 on the unrecorded map of Scenic View Subdivision, and being designated as Lot "CC" on a map of resubdivision of certain lots in said subdivision made by Jamesa L. Murphy, Jr., Surveyor, June 2, 1959 described according to survey made by John Kohl, RLS, dated 11//25/77, Job No. W72-9858-M, as follows:

BEGINNING at a point in the northwesterly margin of Keaton Avenue, 142 feet northwest of the margin of a 20 foot strip dedicated for public walkway, being 42 feet northwest from the corner of Lots Nos. 54 and 55; thence southwesterly parallel to the line between said Lots, 165 feet to a point; thence northwesterly 71 feet to a point which is 13 feet northwest from the corner of Lots Nos. 53 and 54; thence northeasterly parallel to the line between said lots 165 feet to the margin of Keaton Avenue; thence with the margin of the same, southeasterly 71 feet to the point of BEGINNING.

THIS CONVEYANCE IS SUBJECT TO any and all restrictions, easements, setback lines, conditions, plat of record, and encumbrances of record in the Register's Office for the aforesaid County.

Said property having a physical address of: 328 Keeton Avenue, Old Hickory, TN 37138 (44-05/36.00).

BEING the same property conveyed to David Drummond and Kathleen Drummond by the Secretary of Housing & Urban Development by deed dated 4/15/02 of record as Instrument No. 20020422-0049570, Register's Office for Davidson County, Tennessee. Being the same property conveyed to the Secretary of Housing &

CONTINUED

unimproved ( )
This is improved (X) property, known as 328 Keeton Avenue, Old Hickory, Tennessee 37138
(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 our hand s this 18th day of June, 2002

David Drummond

Kathleen Drummond

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 David Drummond and Kathleen Drummond

the bargainor s, 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 and official seal at Brentwood, Tennessee, this 18th day of June, 2002.

Commission expires _____

_____
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

LEGAL DESCRIPTION CONTINUATION

Urban Development by deed dated 5/27/01 of record as Instrument No. 20011206-0134669, said Register's Office.