Return To: Tennessee, LLC

Prepared by:
Realty Title & Escrow
Company, Inc.
P.O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $195,000.00

Affiant

Subscribed and sworn to before me, this 19th day of July, 2002.

Notary Public
My commission expires: 10-29-2003

Davidson County DEEDWARR
Recvd: 08/02/02 10:07 2pgs
Fees:13.00 Taxes:721.50
20020802-0092722

SUMNER COUNTY, TENN. SONYA M. BRANHAM NOTARY PUBLIC AT LARGE

Address of New Owner:	Send Tax Bills to:	Tax Information
Phillip Duncan	America's Wholesale Lender	146-11-116.00
5037 Brevity Lane	4500 Park Granada	
Nashville TN 37220	Calabasas, CA 91302	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, David C. Whitson and wife, Camille Fowler Whitson, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Phillip Duncan and wife, Mary Alice Duncan, hereinafter called the Grantees, their successors 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. 201 on the Plan of Map of Crieve Hall Estates, Section 2, of record in Book 2133, Page 45, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to David C. Whitson and wife, Camille Fowler Whitson by deed from Chanda A. Kellam, a widow, of record in Book 4979, Page 151, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5037 Brevity Lane, Nashville, TN 37220

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 19th day of July, 2002.

David C. Whitson

Camille Fowler Whitson

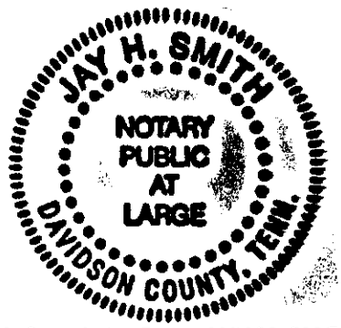
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, David C. Whitson and Camille Fowler Whitson, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 19th day of July, 2002.

Jay H. Smith
State of Tennessee at Large

My Commission expires: 5/28/06



My Commission Expires MAY 28, 2006