Box 13
#33269

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(SK) Title No: 43534
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 08/09/02 11:25 2pgs
Fees:13.00 Taxes:580.90
20020809-0096373

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Fred McMahan Stephanie Burch 8048 Settlers Way Nashville, TN 37221	Americas Wholesale Lender 4500 Park Granada Calabasas, CA 91302

TAX MAP-PARCEL NUMBERS: 126-15-0A 013.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$157,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Stephanie Wood-Louder, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Fred McMahan and Stephanie Burch** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 13 on the Plan of Boone Trace, Phase One of record in Plat Book 7900, page 667, said Register's Office.

SAID Lot No. 13 fronts 85.00 feet on the easterly margin of Settlers Way and extends back 151.57 feet on the southerly line and 75.00 feet on the northerly line to a broken line in the rear, measuring 114.26 feet thereon.

Being the same property conveyed to Stephanie L. Wood, by deed from James R. Spivey and spouse, Judy A. Spivey of record in Book 10951, page 647, Register's Office for Williamson County, Tennessee. The said Stephanie L. Wood is now known as Stephanie Wood-Louder.

Christopher S. Louder, spouse of Stephanie Wood-Louder, joins in this conveyance solely to convey any and all marital interest he may have in the above described property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 7900, Page 667, said Register's Office, which Plan shows a 30 foot minimum building setback line from Settlers Way together with a designated building site, and a 15 foot easement for public utility purposes along the westerly front line and a 2.5 x 25 foot utility anchor easement located on the northwesterly front corner of said lot and a 20 foot drainage easement with a 10 foot sanitary sewer easement lying therein along the rear line of said lot; Easement and Right-of-way Agreement Underground between Viacom Cable and First Hotel Investment Corp. of record in Book 9665, page 420, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 9735, page 931, Book 9342, page 312, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 8048 Settlers Way, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of June, 2002.

Stephanie Wood-Louder **Christopher Louder**

State of TENNESSEE
County of DAVIDSON

On this 28th day of June, 2002 , before me the undersigned authority, personally appeared **Christopher Louder and Stephanie Wood-Louder** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2004

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $157,000.00

Affiant

Sworn and subscribed before me this the 28th day of June, 2002

My Commission Expires: 5/28/04 Notary Public

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006