WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/05/02 12:55 2pgs
Fees:13.00 Taxes:703.00

20021105-0135726

R-FW-02-0643

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

Subscribed and sworn to before me, this 1st DAY OF November, 2002.

Notary Public

MY COMMISSION EXPIRES: 2/28/06

(AFFIX SEAL)

My Commission Expires SEE 2nd PAGE

THIS INSTRUMENT WAS PREPARED BY

RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Claudia Nygaard	America's Wholesale Lender	
643 River Rouge Drive (ADDRESS)	750 Old Hickory Blvd. #180 (ADDRESS)	90-11-6
Nashville, Tennessee 37209 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we EVELYN MARIE LESTER, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto CLAUDIA NYGAARD, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

unmarried

unmarried

Land in Davidson County, Tennessee being Lot No. 629 on the Map of Charlotte Park Section 9 of record in Book 2900, Page 77, and Register's Office for said County. Said Lot No. 629, fronts 70 feet on the westerly side of River Rouge Drive and extends back between parallel lines 240 feet to a line on which it measures 70 feet and continues westerly to a line marking edge of water inn June 1959, on which it measures 72 feet more or less.

Being the same property conveyed to Evelyn Marie Lester by Deed dated 5-22-01 and filed for record on 5-23-01 at Instrument Number 20010523-0053773 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 643 River Rouge Drive, Nashville, Tennessee 37209
(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/our hand(s) this 1st day of November, 2002.

Evelyn Marie Lester

Evelyn Marie Lester

STATE OF TN

COUNTY OF Davidson

I, Donna Pardue, a Notary Public of the County and State first above written, do hereby certify that Evelyn Marie Lester personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the .

Donna Pardue
Notary Public

My Commission Expires: 2-28-2006

(SEAL)

DONNA PARDUE
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.
My Commission Expires FEB. 28, 2006

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____, with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ of the _____, the within named bargainor, and corporation, and that _____ as such _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____.

Witness my hand and official seal at _____ on this the ___ day of _____, 2002.

_____
NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF _____

On this the _____ day of _____, 2002, before me personally appeared _____ to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of _____ and who acknowledged that he/she executed the same as the free act and deed of the said _____ by virtue of that Power of Attorney, duly executed by the said _____ on _____, 2002 and recorded concurrently herewith in Instrument No. _____ or Book _____, Page _____, Register's Office for _____ County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this _____ day of _____, 2002.

_____
NOTARY PUBLIC

My Commission Expires: _____

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903