BOX 2

This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.

211 Donelson Pike, Suite 2, P. O. BOX 140255
Nashville, Tennessee 37214

ADDRESS NEW OWNER:
WILLIAM PETER CARLSON, IV
1908 Shelby Avenue
Nashville, Tennessee 37206

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
America's Wholesale Lender
P O Box 10212
Van Nuys, Ca. 91410

MAP **094-02-0**
GROUP
PARCEL **152.00**

Davidson County DEEDWARR
Recvd: 11/07/02 13:12 2pgs
Fees:13.00 Taxes:617.90
20021107-0137374

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **FARRIS YOUNG and wife, BRENDA J. YOUNG** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **WILLIAM PETER CARLSON, IV and wife, MEGHAN SHULENBERG CARLSON**, 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 northerly half of Lot Number 1 on the plan of the United Electric Railway Addition to East Nashville, as of record in Book 161, page 8, Register's Office for Davidson County, Tennessee.

Said part of Lot Number 1 fronts 50 feet on the southerly side of Shelby Avenue and runs back between parallel lines 157.5 feet to a dead line.

Being the same property conveyed to FARRIS YOUNG and wife, BRENDA J. YOUNG by deed from dated November 13, 2000, of record in 20001121-0114857, Register's Office for Davidson County, Tennessee.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:

1. Taxes resulting from supplemental, revised or corrected assessments under T.C.A., section 67-5-603, et. seq.

2. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 161, page 8, Register's Office for Davidson County, Tennessee.

3. Subject to all covenants, subdivision restrictions, easement and other matter of record in Plat Book 161, page 8, said Register's Office.

4 Subject to an easement for sewer, in favor(former) City of Nashville, set forth in an instrument of record in Book 1149, page 649, said Register's Office.

5. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

6. Subject to Unrecorded easements, discrepancies or conflicts in boundary lines, shortage in area and encroachments which an accurate and complete survey would disclose.

7. Subject to any Homeowner Association dues and/or fees, if any, of record in Register's Office for said County.

This is improved property known as 1908 Shelby Avenue, Nashville, Tennessee 37206.

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, GRANTORS do covenant with the said "GRANTEES" that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

"GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and 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 hands this the 4th day of November, 2002 .

FARRIS YOUNG

BRENDA J. YOUNG

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **FARRIS YOUNG and wife, BRENDA J. YOUNG**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 4th day of November, 2002.

NOTARY PUBLIC

REBECCA B. [illegible] NOTARY PUBLIC AT LARGE WILSON CO., TE

My Commission Expires
September 13, 2003

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $167,000.00.

AFFIANT

Subscribed and sworn to before me on this 4th day of November, 2002 .

NOTARY PUBLIC

RITA ANN MANGRUM NOTARY PUBLIC WILLIAMSON CO., TN

My Commission Expires:

[illegible]mission Expires
April 6, 2004