Bok 28A

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OLD REPUBLIC

National Title Insurance Company
201 Fourth Avenue North, Suite 150
Nashville, Tennessee 37219-2011

Davidson County DEEDWARR
Recvd: 12/16/02 14:12 3pgs
Fees:18.00 Taxes:579.79

20021216-0154638

STATE OF TENNESSEE }
COUNTY OF DAVIDSON}
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 156,700.00

Van C. Bond
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 13th DAY OF December, 2002

J. Cannon Smith
NOTARY PUBLIC

My Commission expires: 7/29/06

THIS INSTRUMENT PREPARED BY:

Devereaux D. Cannon, Jr., Attorney, 201 Fourth Avenue, North, Nashville, TN 37219

NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
VAN C. BOND (NAME)	America's Wholesale Lender (NAME)	041-08-0-035.00(Part)
1209 Old Hickory Boulevard (ADDRESS)	4500 Park Granada (ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Calabasas, CA 91302 (CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 156,700.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

MODULAR HOME BUILDERS, INC.

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

VAN C. BOND

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

(SEE ATTACHED EXHIBIT "A"

Being part of the same property conveyed to Modular Home Builders, Inc., by deed from Lois Miller, unmarried and Edwin Madrigal, unmarried, of record as Instrument Number 20020911-0110933, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1209 Old Hickory Boulevard - Nashville, TN 37207
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 13th day of December, 2002.

MODULAR HOME BUILDERS, INC.

By: James T. Patterson

JAMES T. PATTERSON, PRESIDENT

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of DAVIDSON }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared James T. Patterson, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged him self to be the President of Modular Home Builders, Inc., the within named bargainor, a corporation (or partnership), and that he, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by himself as such officer (or partner).

Witness my hand and official seal at office this 13TH day of December, 2004.

My Commission expires:
7/29/06

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

EXHIBIT "A"

PROPERTY DESCRIPTION

A TRACT OF LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE AND IS MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY BY R.L. MONTOYA-LAND SURVEYING, INC. DATED OCTOBER 18, 2002 AS FOLLOWS:

BEGINNING AT AN IRON ROD IN THE WESTERLY MARGIN OF OLD HICKORY BOULEVARD MARKING THE NORTHEAST CORNER OF LOT NUMBER 1 ON THE PLAN OF SHERLOCK SUBDIVISION AS OF RECORD IN BOOK 6200, PAGE 790, R.O.D.C., TN. AND THE MOST EASTERLY CORNER OF THE LOIS MILLER & EDWIN MADRIGAL PROPERTY AS OF RECORD IN INSTRUMENT NUMBER 20020628 78442, R.O.D.C., TN.; THENCE, LEAVING SAID COMMON CORNER WITH THE WESTERLY MARGIN OF OLD HICKORY BOULEVARD NORTH 42 DEGREES 05 MINUTES 32 SECONDS WEST 112.79 FEET TO THE ACTUAL POINT OF BEGINNING FOR THIS DESCRIBED TRACT; THENCE, LEAVING SAID MARGIN WITH A NEW LINE SOUTH 48 DEGREES 37 MINUTES 54 SECONDS WEST 224.73 FEET TO A POINT; THENCE, WITH SAID NEW LINE AND ALSO WITH THE NORTHERLY LINE OF THE C. GILBERT LOWE SUBDIVISION AS OF RECORD IN INSTRUMENT NUMBER 20000920-009639 R.O.D.C., TN., SOUTH 88 DEGREES 44 MINUTES 38 SECONDS WEST 326.60 FEET TO A POINT; THENCE, WITH THE NORTHERLY LINE OF THE W.M. BROADWELL PROPERTY AS RECORD IN BOOK 10546, PAGE 364, R.O.D.C., TN. AND THE SOUTHERLY LINE OF THIS DESCRIBED TRACT, SOUTH 89 DEGREES 00 MINUTES 39 SECONDS WEST 156.12 FEET TO A POINT IN THE EASTERLY LINE OF BELL KNOB SUBDIVISION AS OF RECORD IN BOOK 2854, PAGE 116, R.O.D.C., TN. THENCE, WITH SAID LINE NORTH 00 DEGREES 36 MINUTES 16 SECONDS WEST 39.98 FEET TO A POINT; THENCE, NORTH 01 DEGREES 34 MINUTES 34 SECONDS WEST 51.70 FEET TO A POINT THENCE, WITH THE NORTHERLY LINES OF THIS DESCRIBED TRACT, NORTH 88 DEGREES 39 MINUTES 36 SECONDS EAST 341.06 FEET TO A POINT; THENCE, NORTH 48 DEGREES 37 MINUTES 54 SECONDS EAST 273.08 FEET TO A POINT IN THE WESTERLY MARGIN OF OLD HICKORY BOULEVARD; THENCE, WITH SAID MARGIN SOUTH 41 DEGREES 22 MINUTES 06 SECONDS EAST 162.22 FEET TO THE POINT OF BEGINNING, CONTAINING 78,485 SQUARE FEET OR 1.80 ACRES MORE OR LESS.

THE EXISTING DRIVEWAY IS TO BE USED SOLELY AND ONLY FOR ACCESS TO SAID PREMISES, AND IS NOT A SHARED ACCESS.