PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys At Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref:(SK) Title No: 44092
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 12/18/02 14:06 2pgs
Fees:13.00 Taxes:703.00
20021218-0156239

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Eric E. Reading 4404 Nevada Avenue Nashville, Tennessee 37209	America's Wholesale Lender P.O. Box 10212 Van Nuys, California 91410

TAX MAP-PARCEL NUMBERS: 091-16-100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$190,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William Folk Murphy, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Eric E. Reading** 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 the westerly 40 feet of Lot No. 305 of Block 14, on the Map of Charlotte Park Company's First Addition to Nashville, of record in Book 57, page 103, Register' Office for Davidson County, Tennessee.

SAID Part of Lot No. 305 fronts 40 feet on the northerly margin of Nevada Avenue and extends back between parallel lines, 180 feet to an alley.

BEING the same property conveyed to William Folk Murphy, unmarried by deed from Lamont Carter, unmarried of record in Book 9811, page 649, Register's Office for Davidson county, Tennessee.

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 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 57 Page 103, said Register's Office.

This is improved property, known as: 4404 Nevada, Nashville, Tennessee 37209

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 13th day of December, 2002.

William Folk Murphy

State of TENNESSEE

County of DAVIDSON

On this 13th day of December, 2002 , before me the undersigned authority, personally appeared William Folk Murphy , 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: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

Notary

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 $190,000.00

Affiant

Sworn and subscribed before me this the 13th day of December, 2002

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

Notary Public