THIS INSTRUMENT PREPARED BY:
Mudter, Morgan, & Patterson
Attorneys-at-Law
2000 Richard Jones Rd., #110
Nashville, Tennessee 37215

Return to:

FILE: Box 9B
First Title and Escrow Company, Inc.

FTEC No. 19952

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $343,750.00

Affiant

Subscribed and sworn to before me this 24th day of January, 2003.

Notary Public

My Commission Expires:

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
Mr/Mrs. Marc P. Dennis	America's Wholesale Lender	Map 104-13
218 Carden Avenue	750 Old Hickory Blvd., #180	Parcel 047
Nashville, TN 37205	Brentwood, TN 37027	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Michael L. Wales and wife, Gail P. Wales, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Marc P. Dennis and wife, Kennon K. Dennis, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 218 Carden Avenue, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Wherever used, this singular shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of January, 2003.

Davidson County DEEDWARR
Recvd: 01/30/03 14:19 2pgs
Fees:13.00 Taxes:1271.88
20030130-0013018

Michael L. Wales

Gail P. Wales

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael L. Wales and Gail P. Wales, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of January, 2003.

My Commission Expires:

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being the northerly 50 feet of Lot No. 37 and the southerly 5 feet of Lot No. 36 on the Map of Bransford Realty Company's subdivision of certain lots in Blocks E, F and G, Whitland Realty Company's Subdivision, as of record in Plat Book 547, page 53, Register's Office for said County, as follows: said parts of said lots adjoin and front together 55 feet on the easterly side of Carden Avenue and run back between parallel lines 210 feet to a dead line.

Being the same property conveyed to Michael L. Wales and wife, Gail P. Wales by deed dated November 13, 2002 from Edgar C. Allen and wife, Katherine Simpson Allen of record as Instrument No. 20021114-0141181, said Register's Office. The said Edgar C. Allen and wife, Katherine having acquired said property by deed dated November 23, 1988 from Edwin M. Walker and wife, Janet Eyler of record in Book 7712, page 539, re-recorded in Book 7722, page 165 and Book 7728, page 618, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2003 Taxes, which have been prorated and assumed by the Grantee; (2) All matters appearing on the Plan of record in Plat Book 547, page 53, said Register's Office.