File #200310022

Davidson County DEEDWARR
Recvd: 02/19/03 12:59 2pgs
Fees:13.00 Taxes:279.35

20030219-0021702

DEBRA L. GENTRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 26, 2003

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of February, 2003.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, Three Maryland Farms, Suite 150, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carl E. Mitchell	America's Wholesale Lender	Map: 92-15-A
(NAME) 2325 Elliston Place, Unit 209	(NAME) P. O. Box 10212	Parcel: 209.00
(ADDRESS) Nashville TN 37203	(ADDRESS) Van Nuys, CA 91410	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEE , and other good and valuable considerations, the receipt of which is hereby acknowledged, KATHRYN R. GUSTAFSON, an unmarried person, hereinafter called the GRANTOR , has bargained and sold, and by these presents does transfer and convey unto CARL E. MITCHELL, an unmarried person, hereinafter called the GRANTEE , his 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 all of Unit No. 209 of Elliston Place Quarters, as described in Master Deed establishing a Horizontal Property Regime with respect to Ellistion Place Quarters, of record in Book 6657, page 72, as amended in Book 7232, page 259, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, together with a 1/48th divided interest in the common elements as described in said Master Deed.

Being the same property conveyed to Kathryn R. Gustafson by Warranty Deed of record dated June 27th, 2000, in Instrument No. 20000717-0070375, said Register's Office.

This conveyance is subject to the following:
Restrictive Covenants as of record in Book 482, page 379, and Book 565, page 235; and any and all matters as described in Master Deed of record in Book 6657, page 72, as amended in Book 7232, page 259, Register's Office of Davidson County, Tennessee

Unimproved ( )
This is improved (x) property, known as 2325 Elliston Place, Unit 209, Nashville, TN 37203
(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 GRANTEE, his heirs and assigns forever; and Grantor covenants with the said GRANTEE that they 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantor further covenants and binds themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, 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 hand this 6th day of February, 2003.

Kathryn R. Gustafson

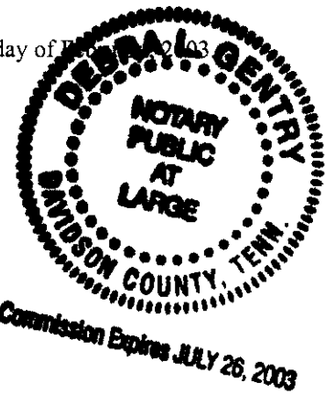
STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned Notary Public, personally appeared Kathryn R. Gustafson who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 6th day of February, 2003.

Notary Public



My Commission Expires: _____

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
Three Maryland Farms, Suite 150
Brentwood, TN 37027