THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **First Title & Escrow Co., Inc.** **FTEC File No. 19996** BOX 10-A RETURN TO: PREMIER TITLE & ESCROW, LLC 4301 HILLSBORO ROAD, STE 300 NASHVILLE, TENNESSEE 37215	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $260,000.00. Affiant Subscribed and sworn to before me, this 21st day of FEBRUARY, 2003. Notary Public My Commission Expires:

KATHY SNIDER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN Exp. 5/28/06

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr. Andrew Bleyer 1904 Lombardy Avenue Nashville, TN 37215	America's Wholesale Lender 750 Old Hickory Boulevard Brentwood, TN 37027	MAP 117-7 PAR 22 FB 16DA 01480

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, NORBERT P. NIX, MARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to ANDREW BLEYER ("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 1904 Lombardy Avenue, Nashville, Tennessee 37215.

DEBORA NIX, the spouse of NORBERT P. NIX, joins in this conveyance solely to convey any marital interest she may have in subject property by virtue of her marriage to the said NORBERT P. NIX.

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.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of FEBRUARY, 2003.

NORBERT P. NIX

Debora Nix by Norbert P. Nix Attorney in Fact

DEBORA NIX, BY: NORBERT P. NIX, ATTORNEY-IN-FACT, PURSUANT TO A POWER OF ATTORNEY BEING PLACED OF RECORD IMMEDIATELY PRIOR HERETO

Davidson County DEEDWARR
Recvd: 02/26/03 08:11 3pgs
Fees:18.00 Taxes:962.00

20030226-0025165

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, NORBERT P. NIX, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that HE executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of FEBRUARY, 2003.

NOTARY PUBLIC STATE OF TENNESSEE LARGE

My Commission Expires: 11-29-03

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

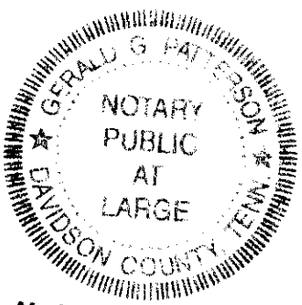
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NORBERT P. NIX, with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained, and who further acknowledged that HE is the Attorney-in-Fact for DEBORA NIX and is authorized by the said DEBORA NIX to execute this instrument on HER behalf.

Witness my hand, at Office, this 21st day of FEBRUARY, 2003.

My commission expires:

_____

Notary Public



My Commission Expires
NOV. 29, 2003

EXHIBIT "A"

Land in Davidson County, Tennessee, being the easterly 75 feet of Lot No. 4 Block "B" on the Plan of Walter Stokes Homeplace Subdivision No. 1, as of record in Plat Book 974, page 92, Register's Office for said County, being described as follows:

Said part of Lot No. 4 of Block "B" fronts 75 feet on the northerly margin of Lombardy Avenue and extends between parallel lines 175 feet to a dead line.

Being the same property conveyed to Norbert Nix, an unmarried person by deed from Rhonda Fleming, an unmarried person of record in Book 9335, page 247, said Register's Office.

This conveyance is made subject to: (1) 2003 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 974, page 92, said Register's Office.