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: 44289
Dav. Co. File: Box 8

Dav. Co. File Box 14-A
jtc file no. 15882-2

Davidson County DEEDWARR
Recvd: 02/26/03 10:02 2pgs
Fees:13.00 Taxes:814.00
20030226-0025336

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
M Elizabeth Broyhill 401 Bowling Avenue #61 Nashville, Tennessee 37205	America's Wholesale Lender 100 Mallard Creek Road Louisville, Kentucky 40207

TAX MAP-PARCEL NUMBERS: 104-13-A-034

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$220,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Merrily Austin Teasley, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **M Elizabeth Broyhill** 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 Building Site No. 34, Unit No. 61 on the Plan of Section One, Richmeade Place of record in Book 4860, page 44, Register's Office for said County to which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING the same property conveyed to Merrily Austin Teasley, a single woman by deed from The Josephine Evelyn Knotts Living Trust, dated September 17, 1997 of record in instrument no. 20001108-0111283 Register's Office for said County.

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 4860, Page 44, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 4941, page 637, Book 5019, page 946; Book 5039, page 256, Book 5036, page 338, Book 5094, page 473, Book 5213, page 945, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 401 Bowling Avenue, Nashville, Tennessee 37205

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 25th day of February, 2003.

Merrily Austin Teasley

State of TENNESSEE

County of DAVIDSON

On this 25th day of February, 2003 , before me the undersigned authority, personally appeared Merrily Austin Teasley , 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.

SHAWN E. RUDDELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: _____

Notary

State of TENNESSEE

My Commission Expires [illegible]

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $220,000.00

Elizabeth Broyhill 2/25/03

Affiant

Sworn and subscribed before me this the 25th day of February, 2003

My Commission Expires: 4/16/05

Notary Public

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN