File Box 19B

This instrument prepared by:
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222 Second Avenue North, Suite 310
Nashville TN 37201

FILE NO: 2003013

After Recording Please Return To:
Weiss & Weiss, Attorneys at Law
761 Old Hickory Blvd., Suite 102
Brentwood, TN 37027

03-2-18-A

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Randy Brewer	(NAME) AMERICA'S WHOLESALE LENDER	Map 155-8C-230CO
(STREET ADDRESS) 6537 Chessington Drive	(STREET ADDRESS) 4500 PARK GRANADA	
(CITY) Nashville (STATE) TN (ZIP) 37221	(CITY) CALABASAS, (STATE) CA (ZIP) 91302	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **A. Keith Merry and wife, Sandra L. Merry** have this day bargained and sold, and do hereby transfer and convey unto the said **Randy Brewer and wife, Julie Brewer**, the Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 230 on the plan of the Resubdivision of Lots 230 and 231 Poplar Creek Estates, Phase Two, recorded in Plat Book 8250, page 678, Register's Office, Davidson County, Tennessee, to which plat reference is made for a more complete description.

Being the same property conveyed to A. Keith Merry and wife, Sandra L. Merry by deed of record in Book 10175, page 176, Register's Office, Davidson County, Tennessee, and by quitclaim deed from Lee Chira, Trustee, of record in Instrument #20030304-0027913, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $203,000.00.

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

Randall Lee Brewer
Affiant

My commission expires: 5/28/03
(Affix Seal)

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

This is improved property, known as 6537 Chessington Drive, Nashville TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hand this 24th day of February, 2003.

A. Keith Merry

Sandra L. Merry

Davidson County DEEDWARR
Recvd: 03/04/03 08:43 2pgs
Fees:13.00 Taxes:751.10
20030304-0027914

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **A. Keith Merry and wife, Sandra L. Merry**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of February, 2003.

Notary Public
My Commission Expires: 7/30/05

KAY B. HOUSCH NOTARY PUBLIC DAVIDSON COUNTY, TENN.

ENCUMBRANCES:

1. 2003 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Subject to all matters of Plan of record in Book 6900, page 339-347; and Amendment and Change of Survey Monumentation of record in Book 7900, pages 888 and 889, Register's Office, Davidson County, Tennessee.
3. Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 9472, page 824, Register's Office, Davidson County, Tennessee.
4. Subject to Easement for Storm Water Detention Agreement of record in Book 7099, page 299, Register's Office, Davidson County, Tennessee.
5. Subject to all matters shown on Survey dated August 22, 1996, by The Edge Group including the following: improvements on said lot extent beyond the minimum building setback lines at the front and side of subject property.