File Box 8

Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 03/14/03 15:57 1pgs
Fees:13.00 Taxes:658.60

20030314-0034706

WARRANTY DEED

Preparer's File #-03B0154

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 13th DAY OF MARCH, 2003.

Notary Public

(Affix Seal)

My Commission Expires: 1-31-04

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Charlotte J. Pence and husband, Timothy A. Jenkins	America's Wholesale Lender	83-09-315
1507 Gartland Avenue	750 Old Hickory Blvd.#180	
Nashville, Tennessee 37206	Brentwood, TN 37027	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, STEPHANIE CHRISTIAN AND HUSBAND, VAN E. CHRISTIAN, II, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto CHARLOTTE J. PENCE AND HUSBAND, TIMOTHY A. JENKINS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee being Lot No. 106, in the Subdivision of the Lindsley 29-acre Tract, a Plan of which is of record in Book No. 57, page 66, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Stephanie Christian and Van E. Christian, II by deed from Margaret Ophelia Haralson, unmarried of record in Instrument No. 20020423-0050050, said Register's Office.

Subject to all matters of record on Plat Book 57, page 66, Register's Office for Davidson County, Tennessee.

Subject to taxes for the year 2003 and subsequent years.

( ) unimproved
This is (X) improved property known as **1507 Gartland Avenue, Nashville, Tennessee 37206**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, and representatives, 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/our hand(s) this **13th** day of **March, 2003**:

Stephanie Christian

Van E. Christian, II

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named STEPHANIE CHRISTIAN AND HUSBAND, VAN E. CHRISTIAN, II, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 13th day of March, 2003.

Notary Public

LORI C. WARREN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 6-3-04