BOX #14A
G#15917-2

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF March, 2003

Notary Public

MY COMMISSION EXPIRES: 4/10/05
(AFFIX SEAL)

JOHN T. COOK NOTARY PUBLIC LARGE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
Emma E. Tingle (NAME)	AMERICA'S WHOLESALE LENDER (NAME)	MAP 073-07-0
2226A Cabin Hill Road (ADDRESS)	4500 Park Granada (ADDRESS)	PARCEL 167.00
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Calabasas, CA 91302-1613 (CITY) (STATE) (ZIP)	[FB #03DZ-47381]

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, I, Michael Brooks Rollins, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Emma E. Tingle, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 58-A on the Zone Lot Division of Lots 54, 55, 56, 57, and 58 on the Plan of Cabin Hill Subdivision, Section One, a Planned Unit Development, as of record in Book 6250, Page 154, amending Book 5200, Page 581, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Michael Brooks Rollins, by Warranty Deed dated September 25, 2002, from Mel Martinez, Secretary of Housing and Urban Development of Washington, D.C., of record in Instrument No. 20021217-0155609, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 6430, Page 508, said Register's Office; By-Laws of record in Book 6430, Page 530, said Register's Office; Notice of Lien and Notice of Applicability of Declaration of Covenants, Conditions and Restrictions for Two Rivers Place (Platted and Formerly Known as Cabin Hill Subdivision), of record in Book 9412, Page 317, said Register's Office; Restrictive Covenants contained in instrument of record in (Plat) Book 6250, Page 154, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been

CONTINUED

This is improved (X) unimproved ( ) property, known as 2226A Cabin Hill Road, Nashville, TN 37214
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we 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 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 GRANTEES, 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 19th day of March, 2003

Michael Brooks Rollins

Michael Brooks Rollins

Davidson County DEEDWARR
Recvd: 03/20/03 08:57 2pgs
Fees:13.00 Taxes:314.50

20030320-0036716

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Brooks Rollins, an unmarried man

the bargainor _____, 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 and official seal at NASHVILLE, Tennessee, this 19th day of March, 2003.

Commission expires 4/10/05

Notary Public JOHN T. COOK

NOTARY PUBLIC WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a _____, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the _____, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

prorated and assumed by the Grantee herein.