Space reserved for recording information:	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,900.00. Affiant SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 24th DAY OF MARCH, 2003. Notary Public My Commission Expires: 7/12/06

WARRANTY DEED

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN

(Affix Seal)

Preparer's File #-03A0105

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#:
Henry Monger and Tara L Monger	America's Wholesale Lender	72-12-271
1923 Upland Drive	750 Old Hickory Blvd., # 180	
Nashville, TN 37216	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, NORMA L. EVANS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto HENRY MONGER AND WIFE, TARA L. MONGER, 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. 161 on the Plan of Burchwood Gardens, Section Two, of record in Book 2900, page 66, Register's Office for said County.

Said Lot No. 161 fronts 85.0 feet on the northwesterly margin of Upland Drive and extends back 150.51 feet on the northeasterly line and 147.0 feet on the southwesterly line to a dead line in the rear, measuring 71.98 feet thereon.

Being the same property conveyed to Ronald L. Evans and wife, Norma L. Evans by Deed from Patricia A. Russell of record in Book 8228, page 897, Register's Office for Davidson County, Tennessee; and further conveyed to Norma L. Evans by Quitclaim Deed from Ronald L. Evans of record in Instrument No. 200203280038378, dated March 12, 2002, said Register's Office.

This conveyance is subject to any and all restrictions and easements of record.

This is ( ) unimproved
(X) improved property known as **1923 Upland Drive, Nashville, Tennessee 37216**

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 **24th** day of **March, 2003**:

Norma L. Evans by Tara L Evans attyin-fact
Norma L. Evans

Davidson County DEEDWARR
Recvd: 03/25/03 14:38 2pgs
Fees:13.00 Taxes:380.73
20030325-0039309

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 NORMA L. EVANS, 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 _____, _____, this 24th day of March, 2003.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

On this 24th day of March 2003, before me personally appeared **Tara L. Evans** to me known (or proved to me on the basis of satisfactory evidence) to be the person who before me executed the foregoing instrument in behalf of **Norma L. Evans** for whom she holds power of attorney authorizing her to do so, and she acknowledged that she person executed the same as the free act and deed of **Norma L. Evans.**

Notary Public

My commission expires: July 17, 2006

W. AARON FOWLER
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.