THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 159,900.00

Affiant

Subscribed and sworn to before me, this 31st day of March, 2003

Notary Public

My Commission Expires: 10-12-05

Davidson County DEEDWARR
Recvd: 04/01/03 12:11 2pgs
Fees:13.00 Taxes:591.63
20030401-0042683

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
LYDIA L. ERICKSON 3404 Dakota Avenue Nashville, Tennessee 37209	AMERICA'S WHOLESALE LENDER 750 Old Hickory Boulevard Brentwood, Tennessee 37027	MAP 92-13 PARCEL 418

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FIFTY NINE THOUSAND NINE HUNDRED AND NO/100---------- ($ 159,900.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, we , JEFFREY KENDIG AND WIFE, MARLENY CASTILLO hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto LYDIA L. ERICKSON, UNMARRIED hereinafter called the Grantee___, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 143, Hortense Place, a plan of record in Plat Book 161, page 167, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING part of the same property conveyed to Jeffrey Kendig and wife, Marleny Castillo, by deed from Harold Page Freeman, dated May 24, 2002, of record as Instrument No. 20020524-0063742 and as re-recorded as Instrument No. 20020919-0114402 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 3404 Dakota Avenue, Nashville, Tennessee 37209

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___, her heirs and assigns, forever.

GRANTOR_s COVENANT___ with the said GRANTEE___ that they are lawfully seized and possessed of said land in fee simple, ha_ve a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Hortense Place of record in Book 161, page 167, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT___ and bind___ themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE___, her___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 31st day of March, 2003.

JEFFREY KENDIG

MARLENY CASTILLO

BY: Jeffrey Kendig, Attorney in Fact

A Harry in Fact

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 Jeffrey Kendig, 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 this 31st day of March, 2003.

My Commission Expires: 10/12/05

Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, 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 corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____ day of _____.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffrey Kendig, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Marleny Castillo, and acknowledged that he executed the same as the free act and deed of the said Marleny Castillo.

WITNESS my hand and seal this 31st day of March, 2003.

Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

My Commission Expires: 10/12/05