WARRANTY DEED

G-WSMC-03-1518

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF March, 2003.

Notary Public

NOTARY PUBLIC AT LARGE
MY COMMISSION EXPIRES: 5/30/04
(AFFIX SEAL)

LAURA STOUN
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Slaughter	America's Wholesale Lender	
1518 East Stewarts Lane	(NAME) 7105 Corporate Drive, PTX A 195	69-15-25
(ADDRESS) Nashville, Tennessee 37218	(ADDRESS) Plano, TX 75024	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROSEMARY FRAZIER,* hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHRISTOPHER SLAUGHTER, 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:

*unmarried

Land in the 13th Civil District of Davidson County, Tennessee, formerly the 23rd Civil District of Davidson County, Tennessee, being part of Lot No. 2 on the plan of the lands of Richard Hyde, deceased, of record in Minute Book "H", pages 118 and 119, County Court for said County, described according to a survey made by Watkins and Murray, Surveyors, July 16, 1948, as follows:

BEGINNING on the easterly margin of Stewart Lane, at the northwest corner of the property conveyed to James J. Halpin and wife, by deed from Bernice Cato Baird, of record in Book 1562, Page 506, Register's Office for said County; thence with the easterly margin of Stewart Lane, North 60 degrees 30' east 100 feet to the southwest corner of Rollins lot; thence with Rollins south line, south 81 degrees east 437.7 feet thence south 33 degrees 30' east 120 feet to Halpin's northeast corner; thence with Halpins north line, north 83 degrees 10' west 519 feet to the easterly margin of Stewart Lane, the point of beginning, containing 1.02 acres, more or less.

Being the same property conveyed to Rosemary Frazier, unmarried, by Deed dated December 31, 1998 and filed for record on January 13, 1999 in Book 11296, Page 293, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Right-of-Way Easement of record in Book 5920, Page 99, Register's Office for said County.

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

Davidson County DEEDWARR
Recvd: 04/09/03 10:18 2pgs
Fees:13.00 Taxes:388.50
20030409-0047137

unimproved ( )
This is improved (X) property, known as 1518 East Stewarts Lane, Nashville, Tennessee 37218
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 31st day of March, 2003.

Rosemary Frazier

STATE OF Tennessee

COUNTY OF Davidson

I, Laura Shoun, a Notary Public of the County and State first above written, do hereby certify that Rosemary Frazier personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 31st day of March, 2003.

Laura Shoun

Notary Public

My Commission Expires: 5/30/04

(SEAL)

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903