WARRANTY DEED

B-VR-03-0305

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,500.00

Affiant

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

Notary Public

LAURA SHOUN NOTARY PUBLIC MY COMMISSION EXPIRES AT LARGE 5/30/04 (AFFIX SEAL) 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
Susan Newkirk	United Wholesale Mortgage	
305 Michael Drive (ADDRESS)	725 S. Adams, Suite 12 (NAME) (ADDRESS)	95-08-149
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	Birmingham, MI 48009 (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 THE SINGLETON, SR. FAMILY TRUST DATED AUGUST 31, 2001, JOHN A. SINGLETON, SR. AND PATRICIA F. SINGLETON, CO-TRUSTEES, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SUSAN NEWKIRK, 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. 48 on the Plan of Woodberry Park, as of record in Book 2133, page 117, 118, and 119, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to The Singleton, Sr. Family Trust, dated August 31, 2001, John A. Singleton, Sr. and Patricia F. Singleton, Co-Trustees, a Tennessee revocable living trust filed for record September 6, 2001 in Instrument No. 20010906-0096900, Register's Office for Davidson County, Tennessee.

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

Davidson County DEEDWARR
Recvd: 04/09/03 10:26 2pgs
Fees:13.00 Taxes:379.25
20030409-0047140

unimproved ( )
This is improved (X) property, known as 305 Michael Drive, Nashville, Tennessee 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 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.

The Singleton, Sr. Family Trust, dated August 31, 2001

John A. Singleton, Sr., Co-Trustee

Patricia F. Singleton, Co-Trustee

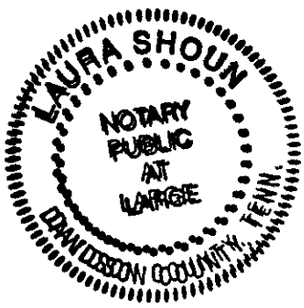
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Laura Shoun, a Notary Public within and for said County and State aforesaid, personally appeared John A. Singleton, Sr. and Patricia F. Singleton, with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the Co-Trustees of The Singleton, Sr. Family Trust, dated August 31, 2001, the within named bargainor, and that they as such Co-Trustees being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust.

Witness my hand and official seal at Nashville, TN on this the 31 day of March, 2003.

Laura Shoun
NOTARY PUBLIC

My Commission Expires: 5/30/04



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903