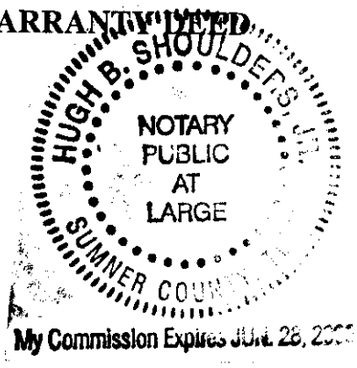
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF April 2003

Hugh B. Shoulders, Jr.
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title Company, Inc., 125 Glancy St., Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua Courtney (NAME)	America's Wholesale Lender (NAME)	Map 76-9
848 Stoner Mill Lane (ADDRESS)	4500 Park Granada (ADDRESS)	Parcel 5
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Calabasas, CA 91302 (CITY) (STATE) (ZIP)	

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, Nathan T. Kirkwood and wife, Cynthia D. Kirkwood

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joshua Courtney, an unmarried man

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:

Being Lot No. 22, on the plan of Stoner Mill, Section II, of record in Plat Book 6900, Page 904, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Nathan T. Kirkwood and wife, Cynthia D. Kirkwood by deed dated 10-30-96, from Gilbert Smith d/b/a Precision Homes, filed for record on 11-01-96, in Book 10245, page 908, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) all matters appearing on the Plan of record in Plat Book 6900, page 904, said Register's Office easements; (2) restrictive covenants of record in Book 7847, page 63, said Register's Office; (3) all applicable governmental and/or zoning regulations; (4) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

Davidson County DEEDWARR
Recvd: 04/23/03 18:57 2pgs
Fees:13.00 Taxes:391.83

20030423-0054829

unimproved ( )
This is improved (X) property, known as 848 Stoner Mill Lane, Hermitage, TN 37076
(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 our hand s this 17th day of April 2003

Nathan T. Kirkwood

Nathan T. Kirkwood

Cynthia D. Kirkwood

Cynthia D. Kirkwood

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 Nathan T. Kirkwood and wife, Cynthia D. Kirkwood

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 17th day of April, 2003.

Commission expires _____

Hugh B. Shoulders Jr.
Notary Public

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, and corporation, and that _____ as such _____ and _____ being authorized so to do, executed 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 _____.

HUGH B. SHOULDERS JR. NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN My Commission Expires JUN. 28, 2005

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

My commission expires _____

Notary Public