Box 17

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/08/03 13:17 2pgs
Fees:13.00 Taxes:314.50

20030508-0061908

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Steve Larsen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF May, 2003

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES: 11/26/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steve Larsen (NAME)	America's Wholesale Lender (NAME)	MAP 44-11
508 Jones Street (ADDRESS)	7105 Corporate Drive PTX-A-195 (ADDRESS)	PARCEL 162
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Plano, TX 75024 (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, Michael W. Pierce and wife, Linda M. Pierce

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steve Larsen and Dawn Pierce

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:

Land in Davidson County, Tennessee, being Lot No. 15 of Section "A" on the plan of E. I. du Pont de Nemours and Company's Subdivision, of record in Book 1424, page 68, Register's Office for said County, beginning on the westerly side of Jones Street at the corner of Lot Nos. 14 and 15; thence with the line between said lots westwardly 85 feet to the corner of the Lot Nos. 14, 15, 19 and 20; thence with the line between lot Nos. 15 and 20, southwardly 63.1 feet to the northerly margin of Sixth Street; thence with the northerly margin of said Street, eastwardly 73.1 feet to the beginning of a curve; thence around said curve with a radius of 10 feet to the westerly margin of Jones Street; thence with the westerly margin of said Street, northwardly 53.1 feet to the beginning.

Being the same property conveyed to Michael W. Pierce and wife, Linda M. Pierce by deed dated 8/24/71 from Willie T. Bates and wife, Emma C. Bates of record in Book 4532, page 573, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 1424, page 68, said Register's Office.

Taxes for the year 2003 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

unimproved ( )
This is improved (X) property, known as 508 Jones Street, Old Hickory, TN 37138
(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 7th day of May, 2003

Michael W. Pierce
Michael W. Pierce

Linda M. Pierce
Linda M. Pierce

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF ~~DAVIDSON~~ OKEECHOBEE
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael W. Pierce and wife, Linda M. Pierce

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 ~~Nashville~~ Florida, ~~Tennessee~~, this 7th day of May, 2003.

Commission expires December 13, 2003

Nancy E. Raddatz

Nancy E. Raddatz
MY COMMISSION # CC905148
EXPIRES: December 13, 2003
Bonded Thru Western Surety Company

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, 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 at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public