THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

H. Anthony Duncan, Esq.
Hix & Gray, PLC
1620 AmSouth Center
315 Deaderick Street
Nashville, TN 37238-1620

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 660,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 7 day of May, 2003.

NOTARY PUBLIC AT LARGE WILLIAMSON

Notary Public
My Commission Expires: 1/4/06

WARRANTY DEED

ADDRESS OF NEW OWNER(S):
Michael J. Whitten
2301 Chickering Lane
Nashville, TN 37215

SEND TAX BILLS TO:
America's Wholesale Lender
750 Old Hickory Blvd, Suite 180
Brentwood, TN 37027

MAP-PARCEL NUMBERS:
144-10 12.00 &
144-10 13.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARSHALL L. HIX** hereinafter referred to as Grantor, hereby transfers and conveys to **MICHAEL J. WHITTEN and wife, LISA N. WHITTEN,** hereinafter referred to as Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

SEE ATTACHED EXHIBIT "A" HEREBY INCORPORATED BY REFERENCE

This conveyance is made subject to all conditions, restrictions and easements of record in the Register's Office of Davidson County, Tennessee.

Taxes for the current year have been prorated and have been assumed by Grantees.

This is improved property known as: **2301 Chickering Lane, Nashville, TN 37215.**

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 7th day of May, 2003.

Marshall L. Hix
MASHALL L. HIX

Davidson County DEEDWARR
Recvd: 05/12/03 14:36 3pgs
Fees:18.00 Taxes:2442.00
20030512-0063530

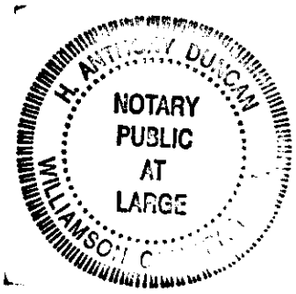
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Marshall L. Hix**, with whom I am personally acquainted (or who 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 this 7 day of May, 2003.

Notary Public

My Commission Expires: 1/4/06



LEGAL DESCRIPTION/ EXHIBIT A

Being Lot No. 42 and a tract marked "Reserved Parcel A" on the Plan of Chickering Valley, as of record in Book 2331, pages 121, 122 and 123, Register's Office for Davidson County, Tennessee, and described together as follows:

Beginning at a point in the southwesterly margin of Chickering Lane, at the most northerly corner of the Reserved Parcel A, and the west line of this Subdivision; in the east line of the Compton Property; thence along Chickering Lane, as follows: southeasterly 218.5 feet to a concrete monument; thence southeasterly 62 feet to corner of said Reserved Parcel A and Lot 42; and continuing with the margin of Chickering Lane, southeast and southerly, 390 feet to a point; thence leaving said Chickering Lane, westerly 290.2 feet to a point in the west line of this Subdivision; thence with the line of the same, northerly 91 feet to a point, and continuing northerly 150 feet to the corner of said Reserved Parcel A, being the corner of Lot 42; thence with the west line of said Parcel A, northerly 349.2 feet to the point of beginning.

Being the same property conveyed to Marshall L. Mix by Warranty Deed from Mary Jean Baxter as sole heir at law of Helen Mayberry Dickson, dated November 5, 1999, of record in Book 11734, page 271, Register's Office for Davidson County, Tennessee.