THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** Return to: **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 20491**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $129,900.00. Natalie Cothran Affiant Subscribed and sworn to before me this 30th day of APRIL, 2003. Notary Public My Commission Expires: GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires NOV. 29, 2003

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Ms. Natalie Cothran 314 Rosebank Avenue Nashville, TN 37206	America's Wholesale Lender P.O. Box 10212 Van Nuys, CA 91410-0212	MAP 83-3 PAR 254 FB 15DA 50595

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, MARGARET H. LYONS, EXECUTRIX OF THE ESTATE OF ETHEL HEAD ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to NATALIE COTHRAN, UNMARRIED ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 314 Rosebank Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of APRIL, 2003.

Margaret H. Lyons Executrix
MARGARET H. LYONS, EXECUTRIX
OF THE ESTATE OF ETHEL HEAD

Davidson County DEEDWARR
Recvd: 05/19/03 10:07 2pgs
Fees:13.00 Taxes:480.63
20030519-0067697

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, MARGARET H. LYONS, EXECUTRIX OF THE ESTATE OF ETHEL HEAD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that SHE executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of APRIL, 2003.

My Commission Expires: GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 29, 2003

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being the south 359 feet of the east 170 feet of the west 330 feet of Lot No. 51 on the Plan of Brownsville, as of record in Book 21, page 9, Register's Office for said County, and described as follows:

Beginning at a point in the north margin of Rosebank Avenue 160 feet, more or less, east of the common corner of Lots Nos. 50 and 51; thence northerly 359 feet to the south margin of a proposed street; thence with the margin of same, easterly 170 feet to a point; thence southerly 359 feet to the north margin of Rosebank Avenue; thence with the margin of the same, westerly 170 feet to the point of beginning.

Being the same property conveyed to Ethel Kinle Head by quitclaim deed dated June 8, 1977 from Albert J. Gasser of record in Book 5163, page 585, said Register's Office. Ethel Kinle Head has since died and devised said property to be administered as part of her probate estate by will of record in Instrument No. 3102/571024, Probate Court for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2003 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 21, page 9, said Register's Office.