Davidson County DEEDWARR
Recvd: 06/03/03 14:42 2pgs
Fees:13.00 Taxes:266.03

20030603-0075517

Prepared by & After Recording Return To:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075
File No. 05-0304-60811

ANGELA A. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $ 71,900.00.

Affiant

Subscribed and sworn to before me, this 27th day of May, 2003.

Notary Public: Angela A. Ramsey
My commission expires: 05/28/06

Address of New Owner:	Send Tax Bills to:	Tax Information
Patrick Owen 1709 Hanover Road Nashville, TN 37216	America's Wholesale Lender P.O. Box 10212 Van Nuys, CA 91410	072-12-0 005.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Margaret L. Nichter, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Patrick Owen and wife, Patricia Owen, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Being Lot No. 67 on the Map of Waters Place of record in Book 332, Pages 136 and 137, of the Register's Office for Davidson County, Tennessee.

Said Lot No. 67 fronts 50 feet on the northerly side of Hanover Avenue and runs back between lines 171 feet on the easterly line and 175.5 feet on the westerly line to an alley in the rear on which it measures 50.2 feet, more or less.

Being the same property conveyed to Jack W. Porter and wife, Sybil S. Porter by deed from Moreau P. Estes and wife, Bertha L. Estes, of record in Book 1426, Page 107, Register's Office for Davidson County, Tennessee. Sybil S. Porter died intestate leaving subject property to Jack W. Porter. Jack W. Porter subsequently died intestate with Margaret L. Nichter as his heir at law.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is not the principal residence of the grantor.

This property is improved property known as 1709 Hanover Road, Nashville, Tennessee 37216.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 27th day of May, 2003.

Margaret L. Nichter

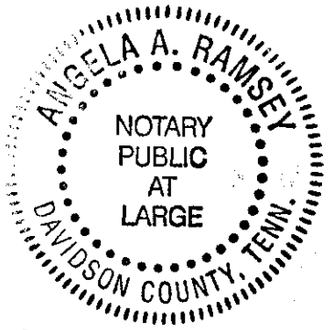
STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Margaret L. Nichter, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained

Witness my hand in Hendersonville, Tennessee, this 27th day of May, 2003.

Notary Public: Angela A. Ramsey

My Commission expires 05/28/06



My Commission Expires MAY 28, 2006