PREPARED BY ~~(AND RETURN TO)~~:

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W & I Ref:(SK) Title No: 44514
Dav. Co. File: Box 8

After Recording Return To:
Nations Title Agency, Inc.
5214 Maryland Way, Suite 208
Brentwood, TN 37027
03TN01790

Davidson County DEEDWARR
Recvd: 06/12/03 11:13 2pgs
Fees:13.00 Taxes:647.50
20030612-0081280

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Tammi Jo Rhoton 215 Manchester Nashville, TN 37206	America's Wholesale Lender 1800 Tapo Canyon, MSN SV79 Simi Valley, CA 93063-6712

TAX MAP-PARCEL NUMBERS: 083-06-127

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$175,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James D. Trotter and spouse, Abigail A. Trotter**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Tammi Jo Rhoton, unmarried** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 37 on the Plan of Beaumont Place of record in Plat Book 332, page 38 Register's Office for said County.

Said Lot No. 37, which is a corner lot, fronts 50 feet 6 inches on the westerly margin of Manchester Avenue and fronts 212 feet on the southerly margin of Benjamin Street formerly Locke Avenue, and extends back 2012 feet on the southerly line and 53 feet on the westerly lien to an alley.

BEING the same property conveyed to James D. Trotter and wife, Abigail A. Trotter by deed from Elizabeth D. Reid and Michael W. Reid, husband and wife, of record in Book 11702, page 12, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 332 Page 38, said Register's Office.

This is improved property, known as: 215 Manchester, Nashville, Tennessee 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 3rd day of June, 2003.

James D. Trotter

Abigail A. Trotter

State of TENNESSEE

County of DAVIDSON

On this 3rd day of June, 2003 , before me the undersigned authority, personally appeared James D. Trotter and Abigail A. Trotter , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

SHAWN K. BENNETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____

Notary

My Commission Expires MAR. 31, 2007

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $175,000.00

Bonnie Lunn

Affiant

Sworn and subscribed before me this the 2nd day of June, 2003

Notary Public

My Commission Expires: _____