PREPARED BY (AND RETURN TO):

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W & I Ref:(GJ) Title No: 44334
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 06/12/03 15:47 2pgs
Fees:13.00 Taxes:1526.25
20030612-0081576

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Thomas Todd Cassetty 4303 Parkview Circle Nashville, Tennessee 37204	America's Wholesale Lender 750 Old Hickory Blvd. #180 Brentwood, Tennessee 37027

TAX MAP-PARCEL NUMBERS: 131-4-73 / 131-4-74

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$412,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John R. Nanni and spouse, Barbara T. Nanni**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Thomas Todd Cassetty** 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:**

Tract I
Being Lot No. 13 on the Revised and corrected Plan of Lots Nos. 1 to 13 inclusive in Park View Subdivision, as of record in Book 843, page 19, Register's Office for said County, described as follows:

Beginning at an iron pin in the westerly margin of Parkview Circle at the northeast corner of Lot No. 12; thence northwardly 135 feet 7 inches to an iron pin in the westerly margin of same; thence westwardly along the southerly line of Lots Nos. 1 and 2, 90 feet 2 inches to a stake at the corner of Lot No. 3; thence southwestwardly along the southeasterly line of Lots 3 and 4; 140 feet to a stake at the corner of Lot No. 5; thence southwardly passing the southeast corner of Lot No. 5, at 21 feet 2, in all 24 feet 8 inches to a stake in the east line of Lot No. 6; thence eastwardly 172 feet 7 inches to the beginning.

And a portion of Lot No. 12, in said Revised and corrected Plan described as follows:

Beginning at an iron pin at the northeast corner of Lot No. 12 on said plan in the westerly margin of Parkview Circle; thence southwardly 10 feet to a point on same; thence northwestwardly 171 feet more or less to the northwest corner of said Lot No. 12; thence eastwardly along the line between Lots No. 12 and 13 on said plan, 172 feet 7 inches to the beginning.

Being the same property conveyed to John R. Nanni and wife, Barbara T. Nanni by deed from Joseph N. Payne, individually and as Executor of the Estate of Flossie Payne of record in Book 7250, page 616, (see additional Quitclaim Deeds in Book 7250, page 619, Book 7250, page 621, and in Book 7250, page 623) Register's Office for Davidson County, Tennessee.

Tract II

Being a portion of Lot No. 12 on the Revised and corrected Plan of Lots 1 to 13 inclusive of the Park View Subdivision, as of record in Book 843, page 19, Register's Office for said County, described as follows:

Beginning on the westerly margin of Parkview Circle, 10 feet southwest from the northeast corner of Lot No. 12 on said plan, thence southwestwardly 55 feet with the westerly margin of Parkview Circle; thence westwardly 170 feet, more or less, to a point in the easterly line of Lot No. 6 on said Plan, said point being 15 feet south of the southwest corner of Lot No. 13 on the said plan; thence northwardly, with the east line of Lot No. 6,

15 feet to the southwest corner of Lot No. 13; thence easterly 171 feet, more or less, to the point of beginning in the westerly margin of Parkview Circle.

Being the same property conveyed to John R. Nanni and wife, Barbara T. Nanni by deed from Joseph N. Payne individually and as Executor of the Estate of Flossie Payne of record in Book 7250, page 616 (see additional Quitclaim Deeds in Book 7250, page 619, Book 7250, page 621, and in Book 7260, page 623) Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2003, and subsequent years; All matters set out on the Plan, with Owner's Certificate, of record in Plat Book 843 Page 19, said Register's Office.

This is improved property, known as: 4303 Parkview Circle, Nashville, Tennessee 37204

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 10th day of June, 2003.

John R. Nanni

Barbara T. Nanni

State of TENNESSEE
County of DAVIDSON

On this 10th day of June, 2003 , before me the undersigned authority, personally appeared John R. Nanni Barbara T. Nanni , 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.

My Commission Expires: _____

Notary

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 7/26/2003

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 $412,500.00

Affiant

Sworn and subscribed before me this the 10th day of June, 2003

My Commission Expires: _____

Notary Public

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 7/26/2003