STATE OF TENNESSEE)
COUNTY OF Davidson)

I hereby declare that the actual consideration for this transfer, or the true value of the property transferred, whichever is greater, is $ 177,000.00

Rachel D. Perkins

AFFIANT

Sworn to and subscribed before me this 31st day of July, 2003.

NOTARY PUBLIC

My commission expires:

NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN

MY COMMISSION EXPIRES FEBRUARY 13, 2006

Map & Parcel No. 75-11-O-A-27.00 CO

Address of New Owner:
1112 Andrew Donelson Road
Hermitage, TN 37076

Send Tax Notices To:
Americas Wholesale Lender
P. O. Box 10210
Van Nuys, Ca 91410

WARRANTY DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, OSACR L. MARTIN, JR., an unmarried person, hereinafter referred to as Grantor, has bargained and sold, and by these presents does transfer and convey unto Rachel D. Perkins and husband, Joshua J. Perkins, hereinafter referred to as Grantee(s), their/his/her heirs and assigns forever, all of their/his/her right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit:

See legal description, Attachment "A" hereto, made a part hereof.

This is improved property, known as 1112 Andrew Donelson Drive, Hermitage, TN 37076.

THIS CONVEYANCE IS SUBJECT TO easements, setback lines and restrictions of record at Book 9700, page 167, Book 10337, page 102 and Book 10337, page 123, Register's office for Davidson County, Tennessee; zoning regulations for the appropriate governmental authority; rights for Public Utilities and public Rights of Way; matters which would be disclosed by an accurate survey; and to the 2003 Davidson County property taxes, which are being prorated.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. Wherever used herein, the singular form shall include the plural, the plural the singular, and the use of any gender-specific pronoun shall be applicable to all genders.

IN WITNESS WHEREOF, the said OSCAR L. MARTIN, JR. has hereunto set his signature, this 6 day of February, 2003.

OSCAR L. MARTIN, JR.

Davidson County DEEDWARR
Recvd: 08/07/03 15:13 2pgs
Fees:13.00 Taxes:654.90
20030807-0112797

STATE OF Virginia)
COUNTY OF Chesterfield)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named OSACR L. MARTIN, JR., the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing Warranty Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 6th day of February, 2003.

NOTARY PUBLIC

My commission expires: 12/31/2005

COMMONWEALTH OF VIRGINIA NOTARY PUBLIC

This Instrument Prepared By:
J. Wayne Thomas, Attorney at Law
RELS/Real Estate Loan Services of Tennessee, Inc.
1100 Kermit Drive, Suite 204
Nashville, TN 37217

When Recorded Return to:
Southern Title Servies, LLC
124 First Ave., South #102
Fax Franklin, TN 37064
~~1100 Kermit Drive, Suite 204~~
~~Nashville, TN 37217~~
20303

Attachment "A": Legal Description.
Oscar L. Martin, Jr.

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 11, on the plan of First Revision, Phase One, Heritage Meadows, of record in Plat Book 9700, Page 167, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Oscar L. Martin, Jr., unmarried, by Warranty Deed from Frank Batson Homes, Inc., dated February 13, 1998, recorded February 20, 1998, of record in Book 10802, page 935, Register's Office for Davidson County, Tennessee.