**Return to: Box 10-B
Cohen & Cohen

THIS INSTRUMENT PREPARED BY:
Nancy W. Stabell, Esq.
Frost Brown Todd LLC
424 Church Street, Suite 1600
Nashville, TN 37219-2308
(615) 251-5550

Davidson County DEEDWARR
Recvd: 08/29/03 15:15 2pgs
Fees:13.00 Taxes:713.73
20030829-0126088

WARRANTY DEED

New Owner/Address	Send Tax Bills To:	Map-Parcel Numbers
Calvin Pratt 4234 Lone Oak Road Nashville, Tennessee 37215	America's Wholesale Lender P. O. Box 670009 Dallas, TX 75267-0009	Map 131-03-O-D Parcel 12 CO

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, Hans Stabell and Nancy W. Stabell, husband and wife ("GRANTOR"), has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto Calvin Pratt, an unmarried individual ("GRANTEE"), its successors and assigns, its right, title and interest in a certain tract or parcel of land located in Davidson County, Tennessee more particularly described below (the "Property"):

Unit B, LONE OAK PARK CONDOMINIUM Condominiums, as established under Master Deed of Record in Book 6108, Page 332 in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said Unit being depicted on the Condominium Site Plan attached Exhibit "C" to the aforementioned Master Deed and being located upon Lot No. 6 on the Plan of Lone Oak Park of record in Plat Book 5800, page 211 Register's Office for Davidson County, Tennessee.

Being the same property conveyed by deed recorded at instrument number 200103010019256 which has the address of 4234 Lone Oak Road, Nashville, Tennessee 37215, Davidson County.

TO HAVE AND TO HOLD the Property, together with all appurtenances, hereditaments, estate, title and interest thereunto appertaining unto GRANTEE, its successors and assigns, in fee simple forever.

GRANTOR covenants that it is lawfully seized and possessed of the Property in fee simple, has full power and lawful authority to sell and convey the same, that the Property is free, clear and unencumbered except for liens for real property taxes and assessments due and payable in 2003 and thereafter, which GRANTEE assumes and agrees to pay; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever. This conveyance is made subject to all (i) easements, restrictions and stipulations of record, and (ii) governmental laws, ordinances and regulations affecting the Property.

The words "GRANTOR" and "GRANTEE" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS, the GRANTOR, acting by and through its duly authorized representative, has caused this instrument to be executed on this the 28th day of August, 2003.

GRANTOR:

8/28-03

Hans Stabell

Nancy W. Stabell

STATE OF TENNESSEE)
) SS:
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hans Stabell and Nancy W. Stabell whom I am personally acquainted or proved to be on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing for the purposes herein contained. Witness my hand and official seal this 28th day of August, 2003.

Notary Public

My Commission Expires: 7/25/05

Oath of Value

STATE OF TENNESSEE)
) **SS**
COUNTY OF DAVIDSON)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $192,900.

Affiant (GRANTEE)

Subscribed and sworn to before me this the 28 day of August, 2003.

NOTARY PUBLIC

LEE A. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 10/25/2007

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