Davidson County DEEDWARR
Recvd: 09/04/03 14:23 2pgs
Fees:13.00 Taxes:148.00

20030904-0128783

WARRANTY DEED

B-PMF-03-3311

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF August, 2003.

Notary Public

MY COMMISSION EXPIRES: 7/29/06
(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Regina Riley	WMC Mortgage Corp.	
3311 Austin Lane (ADDRESS)	6320 Canoga Avenue 10th Floor (NAME) (ADDRESS)	50-10-32
Nashville, Tennessee 37207 (CITY) (STATE) (ZP)	Woodland Hills, CA 91367 (CITY) (STATE) (ZP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we RICHARD E. RILEY AND WIFE, GERALDINE N. RILEY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto REGINA RILEY, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 748 on the Plan of Parkwood Estates, Section IV, as of record in Book 3300, Page 79, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Richard E. Riley et ux Geraldine N. Riley by Deed dated October 2, 1973 and filed for record on October 5, 1973 in Book 4752, Page 834, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3311 Austin Lane, Nashville, Tennessee 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), 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), 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/our hand(s) this 28th day of August, 2003.

Richard E. Riley

Geraldine N. Riley

Geraldine N. Riley

STATE OF Tennessee

COUNTY OF Davidson

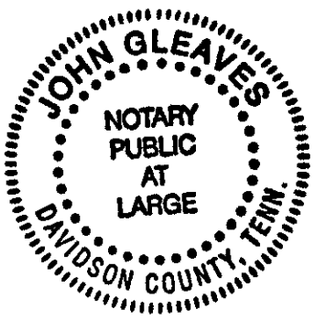
I, John Gleaves, a Notary Public of the County and State first above written, do hereby certify that Richard E. Riley and wife, Geraldine N. Riley personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 28th day of August, 2003.

Notary Public

My Commission Expires: 7/29/06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903