This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

Davidson County DEEDWARR
Recvd: 09/10/03 16:27 3pgs
Fees:18.00 Taxes:421.80
20030910-0132390

ADDRESS NEW OWNER:

Cynthia A. Jenkins
204 Riverstone Court
Nashville, TN 37214

SEND TAX BILL:

Americas Wholesale Lender
P. O. Box 10212
Van Nuys, CA 91410

MORTGAGEE:
Americas Wholesale Lender
P. O. Box 10212,
Van Nuys, CA 91410

MAP AND PARCEL:
085-14-0-A,
204.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Whitney P. Brooks, married** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Cynthia A. Jenkins, unmarried**("Grantee"), her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Unit No. 204, Phase I, Riverstone Condominiums, a Horizontal Property Regime established by Master Deed of record in Book 6998, page 839, as amended in the restated Master Deed of record in Book 7245, page 211, Register's office for Davidson County, Tennessee, together with the appurtenant undivided interest in the common areas of Riverstone Condominiums as shown in Plat Book 6900, page 317, to which plat reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Whitney P. McMakin, by deed of record in Book 11366, page 333, said Register's Office. The said Whitney P. McMakin has since married and is now known as Whitney P. Brooks.
>
> Dallas Scott Brooks joins in the execution of this document so as to convey any interest he may have in the subject property as spouse of Whitney P. Brooks.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 204 Riverstone Court, Nashville, TN 37214.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 9th day of September, 2003.

Whitney P. Brooks by Denise Cummins atty in fact

Whitney P. Brooks by Denise Cummins, Attorney-in-Fact pursuant to Power of Attorney recorded simultaneously in Instrument Number 20030910-0132388, Register's Office for Davidson County, Tennessee

Dallas Scott Brooks by Denise Cummins atty in fact

Dallas Scott Brooks by Denise Cummins, Attorney-in-Fact pursuant to Power of Attorney recorded simultaneously in Instrument Number 20030910-0132389, Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE)
COUNTY OF Davidson)

On this 9th day of September, 2003, personally appeared before me the undersigned, a Notary Public for and in the State and County aforesaid, Denise Cummins, to me known (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged herself to be the person who executed the foregoing instrument on behalf of Whitney P. Brooks and who acknowledged that she executed the same as the free act and deed of Whitney P. Brooks.

Sworn to and subscribed before me this 9th day of September, 2003.

Notary Public

My Commission Expires 9-30-06

JENNIE BURTON GREGORY
Notary Public
At
Large
DAVIDSON COUNTY, TENN.
My Commission Expires
September 30, 2006

STATE OF TENNESSEE)
COUNTY OF Davidson)

On this 9th day of September, 2003, personally appeared before me the undersigned, a Notary Public for and in the State and County aforesaid, Denise Cummins, to me known (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged herself to be the person who executed the foregoing instrument on behalf of Dallas Scott Brooks and who acknowledged that she executed the same as the free act and deed of Dallas Scott Brooks.

Sworn to and subscribed before me this 9th day of September, 2003.

JEANNE BURTON GREGORY Notary Public At Large DAVIDSON COUNTY, TENN My Commission Expires September 30, 2006

Notary Public

My Commission Expires: 9-30-06

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $114,000.00.

x Cynthia A. Jenkins
AFFIANT

Subscribed and sworn to before me
this 9 day of September, 2003.

NOTARY PUBLIC

My Commission Expires: 9-30-06

JEANNE BURTON GREGORY Notary Public At Large DAVIDSON COUNTY, TENN My Commission Expires September 30, 2006