WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/15/04 10:43 2pgs
Fees:13.00 Taxes:339.29

20040115-0006202

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 91,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF December, 2003

Angela M. Sattah
Notary Public

MY COMMISSION EXPIRES: April 13, 20[illegible]
(AFFIX SEAL)

AND WHEN RECORDED RETURN TO:
Mooser & Freibert Land Title, LLC
161 St. Matthews Avenue, #5
Louisville, Kentucky 40207
File# 23-12-164

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN [illegible]

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jenness Graham unmarried (NAME)	America's Wholesale Lender (NAME)	MAP 051-10-A
1518 Lewis Road (ADDRESS)	100 Mallard Creek Road (ADDRESS)	PARCEL 103
Madison, TN 37115 (CITY) (STATE) (ZIP)	Louisville, KY 40207 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Wayne L. Savage and wife, Lois West Savage

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jenness Graham

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Unit 1518 on the Plan of Oakland Trace PUD of record in Book 6250, page 906, Register's Office for Davidson County, Tennesee, to which Plan reference is hereby made for a more complete description.

BEING the same property conveyed to Wayne L. Savage and wife, Lois West Savage, by Deed from Jack Kemp, Secretary of Housing and Urban Development, of Washington D.C., of record in Book 8564, page 259, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2004, and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 1518 Lewis Road, Madison, TN 37115
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hand S this 26th day of December, 2003

Wayne L Savage
Wayne L. Savage

Lois West Savage
Lois West Savage

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wayne L. Savage and wife, Lois West Savage

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 26th day of December, 2003.

Commission expires 9/30/06

NOTARY PUBLIC
AT LARGE
Reagan E. Dunphy
My Commission Expires
September 30, 2006
STATE OF TENNESSEE

REAGAN E. DUNPHY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

THIS INSTRUMENT PREPARED BY
Chris Mooser
Mooser & Freibert Land Title, LLC
161 St. Matthews Avenue, #5
Louisville, Kentucky 40207
502.315.1650
File# 23-12-164

Chris Mooser