WARRANTY DEED

MARY BIRTHRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 116,000.00

D. Annette Wapp
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF March 2004

Mary Birthright
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John D. Seiters (NAME)	Amerisave Mortgage Corporation (NAME)	MAP 062-13
1604 Riverwood Drive (ADDRESS)	3525 Piedmont Rd, 6 Piedmont Ctr (ADDRESS)	PARCEL 066
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Atlanta, Georgia 30305 (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, James L. Wallace, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John D. Seiters

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:

Land in Davidson County, Tennessee, being part of Lot No. 35 and the south parts of Lots Nos. 35 and 37, of Block "G" on the Plan of Country Club Estates, as of record in Book 843, page 95, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point at the southwest interesection of Williams Ferry Road (now Riverwood Drive) and Olga Avenue; thence westerly 190.59 feet to a point on the west line of lot 37, being 233.1 feet south from Williams Ferry Road (now Riverwood Drive); thence southwardly 60 feet to the corner of Lots 34 and 37; thence along the southerly lin of Lots 36 and 37, and along the northerly line of Lot 34, and along the said line if extended, eastwardly 190 feet to the westerly margin of Olga Avenue; thence with the margin of the same northwardly 75 feet to the beginning.

BEING the same property conveyed to James L. Wallace, Unmarried by Warranty Deed from Andre M. Claybrooks Sr. and wife, Vershon Claybrooks of record by Instrument No. 20011129-0130592, Register's Office for Davidson County, TN

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 1604 Riverwood Drive, Nashville, TN 37216
(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 my hand this 1st day of March, 2004

James L. Wallace
James L. Wallace

Davidson County DEEDWARR
Recvd: 03/03/04 15:41 2pgs
Fees:13.00 Taxes:429.20

20040303-0024365

ILLINOIS

STATE OF ~~TENNESSEE~~

COUNTY OF ~~DAVIDSON~~ DU PAGE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James L. Wallace, Unmarried

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 within instrument for the purposes therein contained. Witness my hand and official seal at ~~Goodlettsville~~ LISLE, ~~Tennessee~~, this ~~1st~~ 27TH day of March 2004.

Commission expires ILLINOIS 2/27/04

Cynthia J. Barber

Official Seal
~~Cynthia J Barber~~
Notary Public State of Illinois
My Commission Expires 10/31/05

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