Box 34

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/07/04 08:52 2pgs
Fees:13.00 Taxes:584.23

20040407-0039286

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 157,900.00

Keith Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
31st DAY OF March 2004

LEON SHARBER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

Notary Public

MY COMMISSION EXPIRES: January 18, 2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Leon Sharber, Attorney, 1161 Murfreesboro Road, Ste. 505, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lessie Brown (NAME)	America's Wholesale Lender (NAME)	MAP: 150-16-A
2744 Windcrest Trail (ADDRESS)	P.O. Box 660694 (ADDRESS)	PARCEL: 29.00
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Dallas, Texas 75266 (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, Jack Williams Construction Co.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lessie Brown and husband, Keith Brown

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 Lot No. 113 on the Plan of Windhaven Shores, Section One, of record in Instrument Number 20030219-0021779, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

For source of title reference is made to Instrument Number 20030321-0037696, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions, zoning regulations and building setback lines, recorded or unrecorded.

unimproved ( )
This is improved (X) property, known as 2744 Windcrest Trail, Antioch, Tennessee 37013
(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 31st day of March 2004

Jack Williams Construction Co.
By: Jack Williams
Jack Williams

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____, _____ .

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Jack Williams and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the _____ and _____ respectively of the Jack Williams Construction Co. the within named bargainor, and corporation, and that he 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 Jack Williams as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tennessee 37217 on this the 31st day of March, 2004 .

My commission expires January 18, 2005

Notary Public

LEON SHARBER
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE