WARRANTY DEED



My Commission Expires NOV. 22, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 454,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF April 2004

D. Annette Maples
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
Brad Lynn Worthington (NAME)	America's Wholesale Lender (NAME)	PART OF MAP 028
6016 Marrowbone Lake Road (ADDRESS)	P.O. Box 10212 (ADDRESS)	PARCEL 049
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Van Nuys, CA 91410 (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, Michael J. Coleman and wife, Betty J. Coleman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brad Lynn Worthington

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, and being more particularly described according to a survey made by T.R. Sanford, Surveyor, dated July 10, 1968 and a survey made by John B. Kohl, III dated July 25, 1991, as follows:

BEGINNING at a point in the Northeast intersection of Grays Point Road and Lake Louise Road, now known as Marrowbone Lake Road; thence with the margin of Grays Point Road, along a slight curve, easterly 642.5 feet, more or less, to an iron pin in an old fence line; thence with said fence, North 03 degrees 15 minutes East 429.7 feet; thence along an old fence, South 89 degrees West 616.0 feet to a point in the easterly margin of Marrowbone Lake Road; thence with the margin of same, southerly 507.0 feet, more or less, to the point of beginning. *** SEE PAGE TWO FOR CONTINUATION, INCLUDE/EXCLUDE

BEING part of the same property conveyed to Michael J. Coleman and wife, Betty J. Coleman by Warranty Deed dated September 12, 1991, from Ina M. Sircy, Unmarried of record in Book 8441, page 934, 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.

Legal Description Continued...

unimproved ( )
This is improved (X) property, known as 6016 Marrowbone Lake Road, Joelton, TN 37080
(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 20th day of April, 2004

Michael J. Coleman

Betty J. Coleman

Davidson County DEEDWARR
Recvd: 04/22/04 13:36 2pgs
Fees:13.00 Taxes:571.65

20040422-0045822

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 Michael J. Coleman and wife, Betty J. Coleman, 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 20th day of April 2004.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Commission expires My Commission Expires NOV 25, 2006

D. Annette Maples
Notary Public

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

***Legal Description Continuation:

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE IS A PARCEL OF LAND CONVEYED TO MICHAEL J. COLEMAN BY QUITCLAIM DEED FROM BETTY J. COLEMAN, WHICH IS BEING RECORDED HEREWITH AT INSTRUMENT NO. 20040422-0045821 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

LAND in Davidson County, Tennessee, BEING the parcel described in the Coleman Property Subdivision, recorded June 23, 1993, at Plat Book 6050, page 528, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description; said subdivision containing no other land.