Realty Title 06
Box 48A

Prepared by: * Return To:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $171,000.00

Ester Brady
Affiant

Subscribed and sworn to before me, this 30 day of April, 2004.

Robbie Teasley
Notary Public
My commission expires: 11/27/06

ROBBIN TEASLEY NOTARY PUBLIC AT LARGE WILSON COUNTY TENN.

Address of New Owner:	Send Tax Bills to:	Tax Information
Daniel Batson	America's Wholesale Lender	86-4-B
5024 Sunset Way	MSN SV22	12
Hermitage TN 37076	Van Nuys, CA 91410	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jo Anne Morris, unmarried, hereinafter referred to as Grantor, has bargained and sold, and do hereby transfer and convey to Daniel Batson, hereinafter called the Grantee, his successors 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 Lot No. 13, on the Plan of Section One, Sunset Oaks, of record in Plat Book 7900, Page 600, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Jo Anne Morris by deed from Frank Batson Homes, Inc., dated 08-15-94, of record in Book 9440, Page 193, Registers' Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5024 Sunset Way, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 05/04/04 10:23 2pgs
Fees:13.00 Taxes:632.70
20040504-0050429

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 30 day of April, 2004.

Jo Anne Morris

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jo Anne Morris, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Mt. Juliet, TN, this 30 day of April, 2004.

Notary Public

My Commission expires 11/27/06

ROBBIN TEASLEY
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.