39-B

WARRANTY DEED

B-CJ-04-4729

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Affiant

Subscribed and sworn to before me, this 21st DAY OF May, 2004.

Notary Public

My Commission Expires SEP. 25, 2004
MY COMMISSION EXPIRES:
(AFFIX SEAL)

SHAUNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Venetia Everly	America's Wholesale Lender	
4729 Benton Smith Road	(NAME) P.O .Box 10212, MSN-SV22	131-14-62.00
(ADDRESS) Nashville, Tennessee 37215-4304	(ADDRESS) Van Nuys, CA 91410-0212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BENNY CARREON, AND WIFE KATHERINE T. CARREON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto VENETIA EVERLY a single woman, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, and being Lot No. 336 on the plan of Seven Hills, Sec. 8, as of record at Plat Book 3300, page 14, as corrected/revised by Surveyor's Certificate of record at Book 3370, page 532, both in the Register's Office for said County and both to with reference is hereby made and the same incorporated herein for a complete description of said lot.

Being the same property conveyed to Benny Carreon and wife, Katherine T. Carreon by Deed dated November 30, 2000 and filed for record on December 1, 2000 in Instrument Number 20001201-0118281, Register's Office for Davidson County, Tennessee.

Restrictive Convenants of record in Deed Book 3277, Page 609, Register's Office of said County.

Sewer Easements of record in Deed Book 4267, page 67, of the said Register's Office. Said easements have not been violated to date and any future violation thereof will not cause a forefeiture or reversion of title.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

Davidson County DEEDWARR
Recvd: 05/25/04 15:06 2pgs
Fees:13.00 Taxes:1443.00

20040525-0061467

unimproved ( )
This is improved (X) property, known as 4729 Benton Smith Road, Nashville, Tennessee 37215-4304
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 21st day of May, 2004.

Benny Carreon

Katherine T. Carreon

STATE OF Tennessee

COUNTY OF Davidson

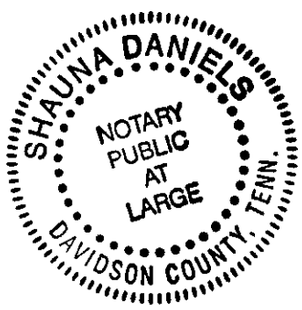
I, Shauna Daniels the undersigned authority, a Notary Public of the County and State first above written, do hereby certify that Benny Carreon, and wife Katherine T. Carreon personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 21st day of May, 2004.

Shauna Daniels
Notary Public

My Commission Expires: My Commission Expires SEP. 25, 2004

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903