RETURN TO:
FIRST TITLE AND ESCROW COMPANY, INC.
BOX 9B FILE NUMBER 22895

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 159,900.00

Affiant

Davidson County DEEDWARR
Recvd: 06/02/04 14:13 2pgs
Fees:13.00 Taxes:591.63

20040602-0064605

Subscribed and sworn to before me, this the 27th day of May, 2004.

Notary Public: ~~Devon L Sutherland~~ Beth M. Brock

My Commission Expires: ~~12/27/04~~ 5/16/05

BETH M. BROCK NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

WARRANTY DEED

Name and Address of New Owner:	*Send Tax Bills To:*	*Map/Parcel Number:*
Charles Dudley Lightsey **1230 McChesney Avenue** **Nashville, TN 37216**	**America's Wholesale Lender** **P. O. Box 10212** **Van Nuys, CA 91410**	**72 / 3 / 138.00**

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Joan Elizabeth Smith (Bosley) and Husband, Stephen L. Bosley**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Charles Dudley Lightsey, unmarried,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

BEING Part of Lot 192, Inglewood Place, of record in Book 332 Page 101, Register's Office, Davidson County, Tennessee and further described according to a mortgage loan inspection by Campbell Surveying Co., Inc., License No. 665, 2424 21st Avenue South, Suite 201, Nashville, TN 37212 dated September 3, 1991, as follows:

BEGINNING at a point in the northeasterly corner of said part of lot 192 at the intersection of McChesney Avenue and Oxford Street; thence continuing in a westerly direction with the southerly margin of McChesney Avenue 59.8 Feet to a point; thence southerly 205 Feet to a point; thence easterly 59.8 feet to a point in the westerly margin of Oxford Street; thence northerly 205 feet to a point, the point of beginning.

Being the same property conveyed to Joan Elizabeth Smith, unmarried by Elizabeth S. White, unmarried, on the 4th day of September, 1991 as recorded in Book 8437, Page 546, Register's Office for Davidson County, Tennessee.

This is improved property known as 1230 McChesney Avenue, Nashville, TN 37216

Subject to any and all plats, easements, restrictions, and other matters of record.

The above legal description is the same as that contained in the previous deed of record.

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 27th day of May, 2004

JOAN ELIZABETH SMITH BOSLEY

STEPHEN L. BOSLEY

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 **Joan Elizabeth Smith (Bosley) and Husband, Stephen L. Bosley** , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 27th day of May, 2004.

Commission Expires: 12/27/04

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND NOTARY PUBLIC AT LARGE PUTNAM CO. TENN.

This Instrument Prepared By:

Highland Title, LLC.
394 West Main Street, Suite B-14
Hendersonville, Tn 37075