48 A

Prepared by:
Realty Title & Escrow Company, Inc.
1118 Nashville Highway, Suite 200
Columbia, TN 38401

STATE OF TENNESSEE
COUNTY OF MAURY
The actual consideration or value, whichever is greater, for this transfer is $56,900.00

Howard L. Dunn
Affiant

Subscribed and sworn to before me, this 10th day of June, 2004.

Notary Public
My commission expires: 11/21/06

Davidson County DEEDWARR
Recvd: 06/15/04 12:54 2pgs
Fees:13.00 Taxes:210.53
20040615-0070661

MAURY COUNTY, TENN. NOTARY PUBLIC AT LARGE AMANDA S. WILLIAMS

10-0405-100223

Address of New Owner:	Send Tax Bills to:	Tax Information
Howard L. Dunn	America's Wholesale Lender	81-12
1523 Arthur Avenue	750 Old Hickory Blvd., Suite 180	352
Nashville TN 37208	Brentwood, TN 37027	

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, **Celia Mai Corbin**, **unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Howard L. Dunn, unmarried**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Located in Davidson County, Tennessee, as described as follows:

Being the northerly 24.5 feet of Lot No. 325 on the plan of McGavock, Wetmore and others' First Addition to Nashville, called the Town of McGavock, as of record in Book 21, Page 23, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Celia Mai Corbin by Quitclaim Deed from Annie H. Hicks dated July 16, 1981, of record in Book 5771, Page 59, said Register's Office.

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 **1523 Arthur Avenue, Nashville, TN 37208**

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.

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 10th day of June, 2004.

Celia Mai Corbin

STATE OF TENNESSEE
COUNTY OF MAURY

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

Witness my hand in Columbia, TN, this 10th day of June, 2004.

AMANDA S. WILLIAMS
NOTARY PUBLIC AT LARGE
MAURY COUNTY, TENN.

Amanda S. Williams
State of Tennessee at Large

My Commission expires 11/21/06