WARRANTY DEED

G-CD-04-1007

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,000.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF June, 2004.

Notary Public

MY COMMISSION EXPIRES: 7/29/06
(AFFIX SEAL)

JOHN GLEAVES 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 NUMBERS
John Fairhead	America's Wholesale Lender	
1007 Clayton Avenue	(NAME) 750 Old Hickory Blvd. #180	118-05-41
(ADDRESS) Nashville, Tennessee 37204	(ADDRESS) Brentwood, TN 37027	
(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 HUNTER H. SAMS AND WIFE, SHARON B. SAMS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOHN FAIRHEAD, 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, BEING the westerly 40 feet of Lot No. 15 and the easterly 20 feet of Lot No. 16 on the Map of the Subdivision of the South part of L. G. Noel's Property, of record in Book 547, page 105, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Said parts of Lots Nos. 15 and 16 front together 60 feet on the southerly side of Clayton Avenue, and run back between parallel lines 140 feet to a dead line.

Being the same property conveyed to Hunter S. Sams and wife, Sharon B. Sams by Deed dated September 2, 1998 and filed for record September 11, 1998 in Book 11108, page 823, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Plat Book 547, page 105, Register's Office for Davidson County, Tennessee.

* a married man

unimproved ( )
This is improved (X) property, known as 1007 Clayton Avenue, Nashville, Tennessee 37204
(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 25th day of June, 2004.

Hunter H. Sams

Sharon B. Sams, by Hunter Sams, Atty-in-Fact
Sharon B. Sams

Davidson County DEEDWARR
Recvd: 06/29/04 15:47 2pgs
Fees:13.00 Taxes:969.40

20040629-0077324

STATE OF Tennessee
COUNTY OF Davidson

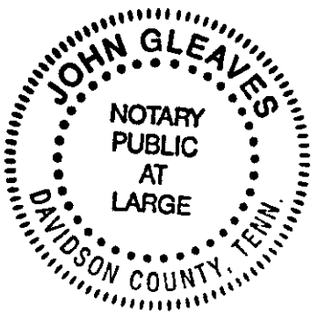
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Hunter H. Sams and Sharon B. Sams, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 25th day of June, 2004.

Notary Public

My Commission Expires: 7/29/06

(SEAL)



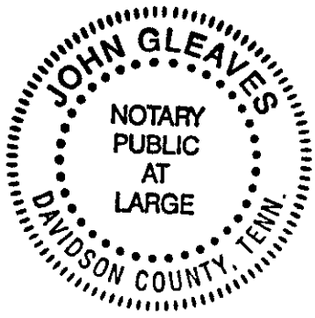
STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Hunter H. Sams, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Sharon B. Sams and acknowledged that he/she executed the same as the free act and deed of the said Sharon B. Sams.

Witness my hand and official seal at
Nashville, TN
on this the 25th day of June, 2004.

NOTARY PUBLIC

My Commission Expires: 7/29/06



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903