Davidson County DEEDWARR
Recvd: 07/09/04 09:33 2pgs
Fees:13.00 Taxes:536.50
20040709-0081731

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Theodore Morgan	America's Wholesale Lender	61-11-210
1109 Riverwood Drive	750 Old Hickory Blvd., #180	
Nashville, TN 37216	Brentwood, TN 37027	

This instrument was prepared by: David A. Childress, Attorney, 102 Woodmont Blvd., Suite 200, Nashville, TN 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Sarah Hooper Mayo,** unmarried, (herein referred to as "Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto **Theodore Morgan,** married (herein referred to as "Grantee"), Grantee's heirs, successors and assigns, a certain tract or parcel of land located in **Davidson** County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 117 on the Map of Eastdale Place, as of record in Book 547, pages 29 and 30, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Thomas Warren Mayo and wife, Sarah Hooper Mayo by deed from Honey Wilds and wife, Lillian Wilds of record in Book 2542, page 175, Register's Office for Davidson County, Tennessee. The said Thomas Warren Mayo having since died.

The description is the same as used in the last deed of record.

The conveyance of the above described parcel of land is subject to taxes for the year 2004, a lien, but not yet due and payable.

This is improved property commonly known as 1109 Riverwood Drive, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interests thereto belonging to the GRANTEE, GRANTEE'S heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that GRANTOR is lawfully seized and possessed of said land; has a good right to convey it; and the same is unencumbered, excepts as otherwise herein set out. GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to said land to the said GRANTEE, GRANTEE'S heirs and assigns, against the lawful claims of all persons whomever.

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater for this transfer is $145,000.00.

Leslie Davis
Affiant

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

Elaine Eversmeyer
Notary Public

My commission expires: 1-29-05

ELAINE EVERSMEYER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. JAN. 29, 2005

WITNESS my hand this 30th day of June, 2004.

Sarah Hooper Mayo
Sarah Hooper Mayo

By: Doris R. Childress
Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30th day of June, 2004, before me, Phillip E. Kirk, a Notary Public in and for said County and State , personally appeared **DAVID A. CHILDRESS**, 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 Sarah Hooper Mayo, and acknowledged that he executed the same as the free act and deed of the said Sarah Hooper Mayo

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of June, 2004.

Notary Public

PHILLIP E. KIRK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 3-25-06