WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 113,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
22nd DAY OF July 2004

Notary Public

MY COMMISSION EXPIRES: 5-21-07
(AFFIX SEAL)

LYNDA L. KING NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Bragg, Mansfield, & Stegall, 110 South Maple Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daman Sullivan (NAME)	America's Wholesale Lender (NAME)	MAP
2317 Shadow Lane (ADDRESS)	7105 Corporate Dr., PTX-A-195 (ADDRESS)	073-05-0-107.00
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Plano, TX 75024 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Randy Rader, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daman Sullivan and Christy Blankenship, both unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 11th, formerly the 18th, Civil District of Davidson County, Tennessee, and being part of Lot 4 on the Plan Book page 132 and 133, Chancery Court at Nashville, being Lot No. 9 on the Plan of Riverwood Heights Subdivision, not of record, described according to a survey made by Lewis D. Justice, Surveyor, as follows:
Beginning at a point in the southern boundary line of the land formerly owned by Malone and Williams, S. 74 degrees 15 minutes E, 433.55 feet easeterly from the southwest corner of said Malone Tract and a corner of the Highland View Subdivison, of record in Book 1424, page 39, Register's Office for Davidson County, Tennessee, said corner being S, 89 degrees 24 minutes, E, 294.2 feet easterly from the easterly margin of Riverwood Circle, said point being also the northeast corner of Lot 8 on said Riverwood Heights plan; thence, with the line between said Lots 8 and 9, southwardly 180 feet to a point on the northerly margin of Shadow Lane; thence with the northerly margin of said Shadow Lane, eastwardly 75 feet to the southwest corner of Lot No. 10 on said plan; thence with the line between said Lots 9 and 10, northwardly 180 feet to a point on the southerly boundary line of said Malone and Williams tract, westwardly 75 feet to the beginning.

Being the same property conveyed to Randy Rader, by Quitclaim Deed dated March 23, 2004, from Aubrey Hiam, as shown of record in Instrument #20040323-0032699, Register's Office for Davidson County, Tennessee. Also reference deed dated March 17, 2004 conveying property to Aubrey Hiam, by Substitute Trustee's Deed from John H. Lowe & Associates, P.C., Substitute Trustee, dated March 17, 2004, appearing of record as Instrument #200403190031324, Register's Office for said County. Also refer to Deed of Trust dated September 3, 1997, executed by Helen N. Herndon of record in Book 10606, page 402, Register's Office for said

CONTINUED

unimproved ( )
This is improved (X) property, known as 2317 Shadow Lane, Nashville, TN 37216
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 22nd day of July 2004

Randy Rader

Davidson County DEEDWARR
Recvd: 07/26/04 15:05 3pgs
Fees:18.00 Taxes:418.10

20040726-0089196

LEGAL DESCRIPTION CONTINUATION

County, which defaulted and appointed Arnold Weiss, as Trustee. Also reference Deed dated June 27, 1995, to Dixie Lee Herndon from Helen S. Herndon, Trustee of the Helen S. Herndon Revocable Living Trust Agreement conveying said property as shown of record in Book 9729, page 752, Register's Office for Davidson County, Tennessee.

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

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Randy Rader, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Murfreesboro, Tennessee, this 22nd day of July, 2004.

Commission expires 5-31-07

Notary Public

STATE OF TENNESSEE
COUNTY OF

LYNDA L. KING NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY TENN

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public