FILE BOX 45

WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 124,900.00

Robin D. Warren
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of August, 2004

Notary Public:

MY COMMISSION EXPIRES: 1-27-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Robin D. Warren	America's Wholesale Lender	Map 61
1200 Plymouth Avenue	7105 Corporate Drive	Group 12
Nashville, TN 37216	Plano, TX 75024	Parcel 131

FOR AND IN 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

Mark M. Warner

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Robin D. Warren, unmarried, and Wilma Jean Cloonan, unmarried, Joint tenants with right of Survivor* 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: *ship

A certain tract or parcel or land located in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the westerly part of Lot No. 49 on the Plan of Eastdale Place, as of record in Book 547, Pages 29 and 30, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the northerly margin of Riverwood Drive, at a point 144.5 feet west of the line between Lot Nos. 49 and 50; thence N 36 deg. 24' 20" E 22.32 feet to a point; thence N 26 deg. 06' E 94.77 feet to a point in the southerly margin of Plymouth Avenue; thence with the southerly margin of said Avenue, southwestwardly 179.6 feet to the beginning of a curve; thence with said curve in a southwestwardly and southeastwardly direction, 35 feet, more or less, to a point in the northerly margin of Riverwood Drive; thence with the northerly margin of Riverwood Drive eastwardly 140 feet to the point of beginning.

BEING the same property conveyed to the Grantors by Deed from Robert J. Skillen of even date of record in Instrument 20040601006406O, said Register's Office.

Wilma Jean Cloonan joins in this Deed of Trust for the purpose of conveying and waiving such rights, if any, she may have in and to the said property. The said Wilma Jean Cloonan having no personal liability in connection with the loan to which reference is made herein.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1200 Plymouth Avenue, Nashville, TN 37216

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 4th day of August, 2004.

Mark M. Warner

Davidson County DEEDWARR
Recvd: 08/17/04 14:41 2pgs
Fees:13.00 Taxes:462.13

20040817-0099429

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 Mark M. Warner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of August, 2004.

My Commission Expires: 1-27-07

Notary Public

ZANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.