Davidson County DEEDWARR
Recvd: 08/26/04 12:55 2pgs
Fees:13.00 Taxes:558.70

20040826-0103437

# WARRANTY DEED

B-AFG-04-5919

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $151,000.00

Richelle Hill
Affiant

Subscribed and sworn to before me, this 20th DAY OF August, 2004.

Mary Frances Lee
Notary Public

MY COMMISSION EXPIRES: 5-29-06
(AFFIX SEAL)

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 |
|---|---|---|
| Richelle Hill | America's Wholesale Lender | |
| 5919 Colchester Drive | (NAME) 7105 Corporate Drive PTX-A-195 | 87-5-A-22CO |
| (ADDRESS) Hermitage, Tennessee 37076 | (ADDRESS) Plano, TX 75024 | |
| (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 JOSEPH W. JESSIE, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RICHELLE HILL AND HUSBAND, Michael Hill, 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 Lot No. 22 on the Plan of Farmingham Woods, Phase I, of record in Plat Book 7900, Page 228, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Joseph W. Jessie, an unmarried man, by Deed dated November 17, 2000 and filed for record on November 22, 2000 in Instrument Number 20001122-0115356, Register's Office for Davidson County, Tennessee.

Homeowners Association Charter filed for record in Book 8245, Page 768; Conveyance of Open Apace in Book 8245, Page 772 and Book 8310, Page 341, in the Register's Office for Davidson, Tennessee.

Sanitary Sewer Easements of record in Deed Instrument Number 20020603-0066713; Right of Way Easements of record in Book 5109, Page 445; PUD Boundary Plat of record in Book 7900, Page 173, of the said Register's Office. Said easements have not been violated to date and any future violation thereof will not cause a forefeiture or reversion of title.

Restrictive Convenants of record in Deed Book 8238, Page 176, Book 8351, Page 533, Book 8423, Page 784, Book 8424, Page 426, Book 8447, Page 635, Book 8702, Page 528, Book 9006, Page 409 and Book 9006, Page 414; Storm Water Detention Agreement of record in Book 8199, Page 852, all of the Register's Office of said County.

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

unimproved ( )
This is improved (X) property, known as 5919 Colchester Drive, Hermitage, Tennessee 37076
(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 20th day of August, 2004.

Joseph W. Jessie

STATE OF Tennessee
COUNTY OF Davidson

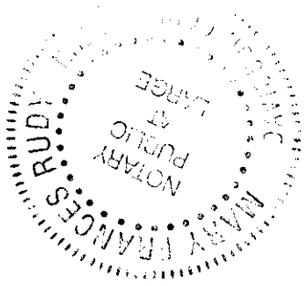
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph W. Jessie, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the 20th day of August, 2004.

Notary Public

My Commission Expires: 7-29-06

(SEAL)




**RETURN TO:**

2012 21st Avenue South
Nashville, TN 37212

615.383.2903