WARRANTY DEED

B-AFG-04-5439

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,000.00

Vernon C. Walker
Affiant

Subscribed and sworn to before me, this 13th DAY OF September, 2004.

Notary Public

MY COMMISSION EXPIRES:
(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
Vernon C. Walker	America's Wholesale Lender	
5439 Hickory Park Drive	(NAME) 750 Old Hickory Blvd. #180	173-04-08
(ADDRESS) Antioch, Tennessee 37013	(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 BARRY ZEITLIN AND LINDA ZEITLIN, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto VERNON C. WALKER, _____, 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. 73A on the Plan of Hickory Park Villas, Section Three, Zone Lot Division, Lots 49-56, and 58-66, as of record in Book 6250, page 812, Register's Office for Davdison County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description of said lot.

BEING a portion of the same property conveyed to Barry Zeitlin and wife, Linda Zeitlin by deed dated April 23, 2003 and filed for record April 29, 2003 in Instrument No. 20030429-0057462, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 5439 Hickory Park Drive, Antioch, Tennessee 37013
(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 13th day of September, 2004.

Barry Zeitlin

Linda Zeitlin

Davidson County DEEDWARR
Recvd: 09/20/04 08:23 2pgs
Fees:13.00 Taxes:395.90

20040920-0112482

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Barry Zeitlin, 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 13th day of September, 2004.

Notary Public

My Commission Expires: 7/29/06

(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Barry Zeitlin, 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 Linda Zeitlin and acknowledged that he/she executed the same as the free act and deed of the said Linda Zeitlin.

Witness my hand and official seal at
Nashville, Tn
on this the 13th day of September, 2004.

NOTARY PUBLIC

My Commission Expires: 7/29/06

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903