Boy5

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #04-1345

Davidson County DEEDWARR
Recvd: 09/20/04 08:40 2pgs
Fees:13.00 Taxes:712.25
20040920-0112506

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jason Hill and Sunny Hill, tenants in common with right of survivorship,** hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Brent Keally,** , hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Lot No. 262, on the Plan of Section 1, Warner Park Valley, of record in Book 3600, Page 12, 13 and 14, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jason Hill and Sunny Travis, tenants in common with right of survivorship, by Warranty Deed of record in Instrument No. 20020729-0090480, Register's Office, Davidson County, Tennessee. Sunny Travis having since married is now Sunny Hill.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1007 Percy Warner Boulevard, Nashville TN 37205.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 13 day of September, 2004

Jason Hill

Sunny Travis Hill
By: Jason Hill Atty in fact

Sunny Hill

State of Tennessee)
County of Davidson)

On this 15 day of September, 2004, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jason Hill, individually and as attorney in fact for Sunny Hill, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed of Jason Hill and Sunny Hill.

KENNETH M. BALL NOTARY PUBLIC AT LARGE DAVIDSON CO.

Notary Public

My Commission Expires: 7-30-05

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 192,500.00.

Affiant

Sworn and subscribed before me on this the 15 day of September, 2004.

KENNETH M. BALL NOTARY PUBLIC AT LARGE DAVIDSON CO.

Notary Public

My Commission Expires: 7-30-05

NEW OWNER:
Brent Keally
1007 Percy Warner Boulevard
Nashville, TN 37205

RESPONSIBLE FOR TAX PAYMENT:
America's Wholesale Lender
4500 Park Granada
Calabasas, CA 91302

TAX MAP-PARCEL #:
129-12-59