WARRANTY DEED

FRANCINE K. JOHNSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF September, 2004

Francine K. Johnson
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

American Title Company, Inc., 925 Industrial Drive, Old Hickory, TN 37138

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jesse Washington (NAME)	America's Wholesale Lender (NAME)	MAP 069030
4012 Fairview Drive (ADDRESS)	750 Old Hickory Blvd #180 (ADDRESS)	PARCEL 00500
Nashville, Tennessee 37218 (CITY) (STATE) (ZIP)	Brentwood, Tn 37027 Ln#0662810867 (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, Andrew J. Huff, Jr. and wife, Jessie Huff

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jesse Washington and wife, Annie J. Washington

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:

Property located at 4012 Fairview Drive, Nashville, Davidson County, Tennessee 37218 AND:

Land in Davidson County, Tennessee, being Lots No. 39 and 40 of Block "DD" on the Revised Plan of Fairview Subdivision, as od record in Book 1130, page 54, said Regsiter's Office, to which plan reference is made for a more complete description.

Being the same property conveyed to Andrew J. Huff, Jr. and wife, Jessie Huff by deed dated 03/30/87, from Andrew J. Huff, III, and unmarried person, filed for record on 03/31/87, in Book 7186, page 762, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1)all matters appearing onthe Plan of record in Plat Book 1130, page 54, said Register's Office including any and all restrictions and easements ancillary thereto; (2) zoning regulations; (3) taxes that have been assumed by the Grantee herein.

unimproved ( )
This is improved (X) property, known as 4012 Fairview Drive, Nashville, Tennessee 37218
(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 our hand s this 09/21/04 day of _____

Andrew J. Huff, Jr.

Jessie Huff aka Jessie P. Huff

Davidson County DEEDWARR
Recvd: 09/29/04 15:44 2pgs
Fees:13.00 Taxes:185.00

20040929-0117431

STATE OF Texas
COUNTY OF Fort Bend

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Andrew J. Huff, Jr. and wife, Jessie Huff a/k/a Jessie P. Huff

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at 1116 Soldiers Field Dr., Sugar Land, Tx. this 21st day of September, 2004.

Commission expires 2-19-2005

LU BETH CLOUDT
NOTARY PUBLIC
STATE OF TEXAS
My Commission Expires 02-19-2005

Notary Public

STATE OF TENNESSEE
COUNTY OF

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