FILE BOX 45

WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON CO.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,000.00

X Carrie L Fox
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of September, 2004

Notary Public: Zana C. Petty

MY COMMISSION EXPIRES: ~~01/29/05~~ 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:
Carrie L. Fox	America's Wholesale Lender	Map 84
2306 Weona Dr.	7105 Corporate Drive	Group 11
Nashville, TN 37214-1728	Plano, TX 75024	Parcel 200

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

Patricia G. Holt

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Carrie L. Fox , married
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:

Being Lot No. 185 on the Plan of Maplecrest Subdivision, as of record in Book 1835, Page 27 and 28, Register's Office for said County.

Said Lot No. 185 fronts 95 feet on the northerly side of Weona Drive, and runs back between parallel lines, 150 feet more or less to a dead line.

BEING the same property conveyed to Patricia G. Holt by deed from Annie Laura Wilson, of record in Book 9562, Page 12, dated December 30, 1994, Register's Office for said County.

This conveyance is made subject to: (1) 2004 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 1835, Pages 27 and 28, said Register's Office.

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 2306 Weona Dr., Nashville, TN 37214-1728

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 27th day of September, 2004.

Patricia G. Holt

Davidson County DEEDWARR
Recvd: 10/01/04 13:09 2pgs
Fees:13.00 Taxes:351.50

20041001-0118563

FILE BOX 45

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 Patricia G. Holt, 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 27th day of September, 2004.

My Commission Expires: ~~01/29/05~~ 1/27/07

Notary Public

