Prepared by:
Realty Title & Escrow Company, Inc.
913 Conference Drive, Suite 101
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $167,000.00

Sandra S. Schwarz
Affiant

Subscribed and sworn to before me, this 8th day of November, 2004.

Notary Public SCOTT D. WEISS
My commission expires: 3/31/07

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

08-0410-90393

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| James E. Reams | America's Wholesale Lender | 133-07-0-158 |
| 3327 Marcus Drive | P.O. Box 10212 | |
| Nashville TN 37211 | Van Nuys, CA 91410 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Thomas Stanley Lyell and wife, Eunetta Sue Lyell, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to James E. Reams, hereinafter called the Grantees, their successors and assigns, a 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. 127 on the Plan of Glencoe Acres, Section One, of record in Book 1835, page 137 and 138, Register's Office for Davidson County, Tennessee.

Said Lot No. 127 fronts 72 feet on the southwesterly side of Marcus Drive and runs back 187.9 feet on the northwesterly line and 168.5 feet on the southeasterly line, to a dead line, measuring 113.7 feet thereon.

Being the same property conveyed to Thomas Stanley Lyell and wife, Eunetta Sue Lyell by deed from Riley Glenn Nelson, single dated January 21, 1980 of record in Book 5557, page 897, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3327 Marcus Drive, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 11/09/04 15:40 2pgs
Fees:13.00 Taxes:617.90

20041109-0135334

WITNESS my hand this 5th day of November, 2004.

Thomas Stanley Lyell

Eunetta Sue Lyell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Thomas Stanley Lyell and Eunetta Sue Lyell, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Goodlettsville, TN, this 5th day of November, 2004.

State of Tennessee at Large

My Commission expires 11/26/05

JANELLE J. MCGUIRE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN