THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2004

PRISCILLA C. DURHAM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

MY COMMISSION EXPIRES: May 24, 2008
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Ellen Tosh-Benneyworth (NAME)	America's Wholesale Lender (NAME)	MAP 103-15-B
4487 Post Place #134 (ADDRESS)	7105 Corporate Drive (ADDRESS)	PARCEL 134 CO
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Plano, TX 75024 (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, Richard G. Rushing, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary Ellen Tosh-Benneyworth

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:

Land in Davidson County, Tennessee, being Unit 134 in a Horizontal Property Regime, which is located on the Plat of Lion's Head Condominium Apartments of record in Plat Book 5200, page 82, Registers office for Davidson County, Tennessee.

Being the same property conveyed to Martha V. Rushing and Richard G. Rushing as tenants with rights of surviorship by warranty deed dated August 14, 1997, from Michael Keith Gordon, a married man as of record in Book 10571, page 451, Registers office for Davidson County, Tennessee. The said Martha V. Rushing having since died.

Davidson County DEEDWARR
Recvd: 11/12/04 10:51 2pgs
Fees:13.00 Taxes:592.00
20041112-0136171

unimproved ( )
This is improved (X) property, known as 4487 Post Place #134, Nashville, TN 37205
(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 my hand this 31st day of August, 2004

Richard G. Rushing

Richard G. Rushing

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 Richard G. Rushing, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of August, 2004.

Commission expires May 24, 2008

Notary Public

L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

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