WARRANTY DEED

G-NBC-04-0400

NOTARY PUBLIC LARGE COUNTY, TENN. My Commission Expires MAY 24, 2008

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,200.00

Affiant

Subscribed and sworn to before me this 27th DAY OF January, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

Davidson County DEEDWARR
Recvd: 02/10/05 11:34 2 pgs
Fees:13.00 Taxes:644.54

20050210-0015497

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	
Jerome E. McSweeney, Sr.	America's Wholesale Lender	
400 Hollydale Drive	(NAME) 750 Old Hickory Blvd. #180	
(ADDRESS) Nashville, Tennessee 37217	(ADDRESS) Brentwood, TN 37027	106-16-35.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DEBORAH A. STEPHENS, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JEROME E. MCSWEENEY, SR., hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

husband and wife

Lot 10, HILL-N-DALE ACRES, as shown on plat of record in Plat Book 2900, Pages 33 and 34, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Deborah A. Stephens, unmarried by Warranty Deed from Jimmy D. Strickland and wife, Lynda C. Strickland, a/k/a Linda C. Strickland, recorded the 26th day of August, 2002 in Instrument No. 20020826-0103188, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record in Plat Book 2900, pages 33 & 34, and Book 2959, page 213, Register's Office for Davidson County, TN.

unimproved ( )
This is improved (X) property, known as 400 Hollydale Drive, Nashville, Tennessee 37217
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 27th day of January, 2005.

Deborah A. Stephens
Deborah A. Stephens

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Deborah A. Stephens, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the .

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903