Box 13

93002

Davidson County DEEDWARR
Recvd: 02/23/05 15:41 2 pgs
Fees:13.00 Taxes:350.65

20050223-0019967

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 94,771.00

Heidi Jo Clayton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th DAY OF February 2005

Notary Public

MY COMMISSION EXPIRES: 5/28/06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: new owner	MAP-PARCEL NUMBERS
Ashley Wilson (NAME)	~~owner Mortgage Solutions, Inc.~~ (NAME)	MAP 072-07
1336 Lovejoy Court (ADDRESS)	~~5445 Trinity Parkway, Ste. 100~~ (ADDRESS)	PARCEL 343.00
Nashville, TN 37216 (CITY) (STATE) (ZIP)	~~Norcross, GA 30092~~ (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, Little Page Vaden Drake, III and wife, Lisa Nanette Hall Drake

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ashley Wilson and wife Robin Wilson

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 Lot No. 10 on the Plan of Ellis Estates, Section Two, of record in Book 6900, Page 467, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Little Page Vaden Drake, III and Lisa Nannette Hall, both unmarried by Warranty Deed from William W. Cayce and wife, Beatrice Cayce of record in Book 9376, page 542, Register's Office for Davidson County, TN The said Lisa Nannette Hall is now Lisa Nannette Hall Drake.

This conveyance is subject to taxes for the year 2005, and subsequent years, easements and restrictive covenants of record.

Lisa Nannette Drake executes this Instrument as Attorney-in-Fact on behalf of Little Page Vaden Drake, III, pursuant to Durable Power-of-Attorney of record by Instrument No. 20020225-0023895, Register's Office for Davidson County, Tennessee.

Lisa Nannette Drake and Lisa Nannette Hall Drake is one and the same person.

unimproved ( )
This is improved (X) property, known as 1336 Lovejoy Court, Nashville, TN 37216
(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 15th day of February, 2005

Little Page Vaden Drake, III
By: Little Page Vaden Drake III By Lisa Nannette Drake
Lisa Nannette Drake, Attorney-in-fact

Lisa Nanette Hall Drake
Lisa Nanette Hall Drake

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of February, 2005, before me, the undersigned, a Notary Public in and said for County and State, personally appeared **Lisa Nannette Drake,** to me known to be the person (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of **Little Page Vaden Drake, III,** as his attorney in fact, being authorized to do so, and acknowledged that she executed the same as the free act and deed of the said **Little Page Vaden Drake, III.**

Witness my hand and official seal at Goodlettsville, Tennessee, this the 15th, day of February 2005.

Commission Expires: _____



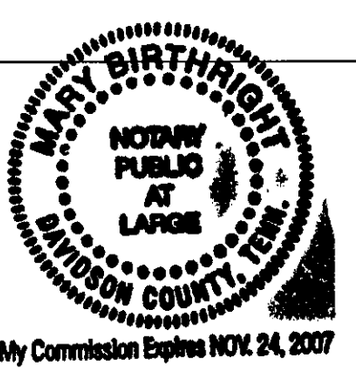
Mary Birthright
Notary Public

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 **Lisa Nannette Drake**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that **she** executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 15th day of February, 2005.

Commission Expires: _____



Mary Birthright
Notary Public