Davidson County DEEDWARR
Recvd: 03/03/05 10:29 2 pgs
Fees:13.00 Taxes:510.60

20050303-0023440

WARRANTY DEED

APRIL G. NICHOLS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 138,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 24TH DAY OF FEBRUARY, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES 6.26.07

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 05-00588

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Brian D. Esters	America's Wholesale Lender	MAP:147-14
575 Valleywood Drive	3011 Armory Drive, Suite 120	Parcel:76.00
Nashville,, TN 37211	Nashville, TN 37204	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MATTHEW SCOTT DOWDLE AND WIFE, DIANA DOWDLE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

BRIAN D. ESTERS, A SINGLE MAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 575 Valleywood 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 Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 on the 24th day of February, 2005.

Matthew Scott Dowdle

Diana Dowdle

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, MATTHEW SCOTT DOWDLE AND DIANA DOWDLE, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee , this 24th day of February, 2005.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN MY COMMISSION EXPIRES MAY 14, 2006

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 287, WHISPERING HILLS, SECTION II-B, as shown on plat of record in Plat Book 2331, Page 155, 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 Matthew Scott Dowdle, a married man by Warranty Deed from Susan A. Engel and husband, John B. Engel recorded the 25th day of May, 2000 in Instrument No. 200005250052306, in the Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.