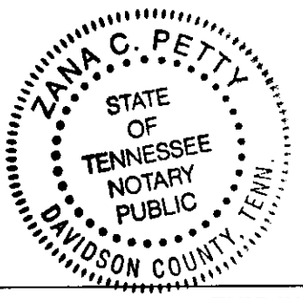
FILE BOX 45

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 116,500.00

Benjamin C. Minnix
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of March, 2005

Zana C. Petty
Notary Public: Zana C. Petty

MY COMMISSION EXPIRES: 01/27/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Benjamin C. Minnix	America's Wholesale Lender	Map 084
2318 Maplecrest Dr.	7105 Corporate Drive	Group 11-0
Nashville, TN 37214-1748	Plano, TX 75024	Parcel 195

FOR AND IN 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

Cheryl Ditzler, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Benjamin C. Minnix, unmarried

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:

Being Lot No. 180, on the Plan of Maplecrest, of record in Book 1835, Pages 27 & 28, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 180 fronts 80 feet on the northerly side of Maplecrest Drive and runs back 236 feet on the easterly line and 272.6 feet on the westerly line, which is a broken line, measuring 74 feet thereon.

Being the same property conveyed to Cheryl Ditzler by deed from Thom E. Shepherd, Jr. and wife, Misty F.Shepherd of record in Instrument 20040430-0049420, said Register's Office, dated April 29, 2004. And being the same property conveyed to Thom E. Shepherd, Jr. and wife, Misty F. Shepherd by deed of record in Book 10456, Page 913, said Register's Office, dated May 14, 1997.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 1835, Pages 27 & 28, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2318 Maplecrest Dr., Nashville, TN 37214-1748

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 18th day of March, 2005.

Cheryl Ditzler
Cheryl Ditzler

Davidson County DEEDWARR
Recvd: 03/24/05 14:27 2 pgs
Fees:13.00 Taxes:431.05

20050324-0032184

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 Cheryl Ditzler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of March, 2005.

My Commission Expires: 01/27/07

Notary Public

