Davidson County DEEDWARR
Recvd: 05/03/05 11:57 2 pgs
Fees:13.00 Taxes:769.60

20050503-0049217

WARRANTY DEED

G-CHL-05-473

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $208,090.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: NOV. 22, 2008 11/22/08
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicholas Beffer	America's Wholesale Lender	
473 Saddle Drive (ADDRESS)	7105 Corporate Drive (NAME) (ADDRESS)	
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Plano, TX 75024 (CITY) (STATE) (ZIP)	142-03-70.00

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 D. TODD SEARCY AND WIFE, HALLE E. SEARCY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto NICHOLAS BEFFER AND WIFE, APRIL BEFFER, 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:

Land in Davidson County, Tennessee, being Lot 308, WALNUT HILL MANOR, Section 1, as shown on plat of record in Plat Book 4460, page 180, 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 D. Todd Searcy and wife, Halle E. Searcy by Warranty Deed from Joe M. Conner and wife, Joan M. Conner, recorded on the 30th day of May, 2000 in Instrument No. 200005300053651, 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 including those listed in Plat Book 4460, page 108; Book 4643, page 946; Book 5057, page 885; Book 5440, page 138 and Book 5526, page 322, in the Register's Office, Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 473 Saddle Drive, Nashville, Tennessee 37221
(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 April, 2005.

D. Todd Searcy

Halle E. Searcy

STATE OF Tennessee
COUNTY OF Davidson

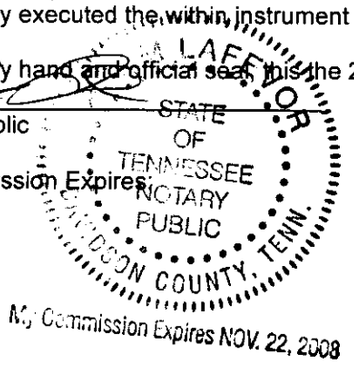
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, D. Todd Searcy and Halle E. Searcy, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed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

Witness my hand and official seal, this the 27th day of April, 2005.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903