WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,590.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF April, 2005.

Notary Public

MY COMMISSION EXPIRES: 12/09/07
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

P-RME-05-0021

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, Inc.
1896 General George Patton Dr., Ste. 200
FRANKLIN, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph M. Petno	America's Wholesale Lender	
21 Vaughns Gap, Unit E69	(NAME) PO Box 10212	129.15-0A-069.00 CO
(ADDRESS) Nashville, Tennessee 37205	(ADDRESS) Van Nuys CA 91410	
(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 JEFF LIGON, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOSEPH M. PETNO AND WIFE, ROBIN R. PETNO, 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 Unit No. 69 of Belle Meade Highlands Condominium created under Title 66, Chapter 27, Sections 101 et. seq. as amended, Tennessee Code Annotated, and as established by the Master Deed establishing Belle Meade Highlands Codominium of record in Book 7091, page 302, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit A-1 of the Master Deed, reference is hereby made to the plat of Belle Meade Highlands Condominiums as set forth in Exhibit A-2 of said Master Deed for a more complete description and identification of said unit.

Being the same property conveyed to Jeff Ligon, unmarried, by deed from Garry Lee Burke, unmarried, dated October 29, 2001and filed of record as Instrument No. 20011107-0122517, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

Grantor of said property has married since he purchased said property. Spouse of Grantor has never occupied said property as her principal residence.

Davidson County DEEDWARR
Recvd: 05/04/05 15:26 2 pgs
Fees:13.00 Taxes:288.25

20050504-0050158

unimproved ( )
This is improved (X) property, known as 21 Vaughns Gap, Unit E69, Nashville, Tennessee 37205
(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 29th day of April, 2005.

Jeff Ligon by Jill S. Hall P.O.A.
Jeff Ligon

STATE OF Tennessee

COUNTY OF Davidson

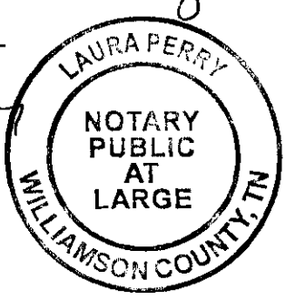
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jill Harris, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Jeff Ligon, and acknowledged that he/she executed the same as the free act and deed of the said Jeff Ligon.

Witness my hand and official seal, this the 29th day of April 2005

Notary Public

My Commission Expires: 12/09/07

(SEAL)



RETURN TO:

1896 General George Patton Drive
Franklin, TN 37067

615-599-9959