WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/16/05 11:50 2 pg
Fees:13.00 Taxes:297.85

20050616-0069038

JOSEPH K. GREGORY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF April 2005

Notary Public

MY COMMISSION EXPIRES: 6/3/06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY & Return to:
American Title Company, Inc., 925 Industrial Drive, Old Hickory, TN 37138

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: Loan #100321346	MAP-PARCEL NUMBERS
Albert F. Drake (NAME)	America's Wholesale Lender (NAME)	MAP 108-16-0
3105 Priest Woods Drive (ADDRESS)	7105 Corporate Dr. PTXA-195 (ADDRESS)	PARCEL 145.00
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	Plano, TX 75024 (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, The Estate of Donald E. Mize, Jr

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Albert F. Drake, a single man

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:

Property located at: 3105 Priest Woods Dr. Davidson County Nashville TN 37214

Land in Davidson County, Tennessee, being all of Lot No 77A, on the Plan of Zone Lot Division of Lot Nos. 6, 75,76,77 & 78, Lakeview Hills, Section 4, as shown by plat appearing of record in Plat Book 6250, Page 533, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete detail of said lot.

Being the same property conveyed to Donald E. Mize Jr. married by deed from George D. Thuesen filed for record on 11/19/86 in Book 7060, page 124, Register's Office for Davidson County, Tennessee. The said Donald E. Mize, Jr. having since died.

This conveyance is subject to: (1) all matters appearing on the Plan of record in Plat Book 6250, page 533, said Register's Office, includingh any restrictions ancillary thereto. (2) Restrictive Covenants of record in Book 6256, page 28 and Book 6431, page 298, and Book 6488, page 411 in said Register's Office. (3) zoning regulations; (4) taxes that have been assumed by the Grantee herein.

Being the same property conveyed to Albert F. ~~Mize~~ DRAKE, a single man by quitclaim deed from Brian M. Mize and Lynn Allison Mize, both being unmarried and filed for record on _____ in Instrument #200506160069037, Register's Office for DAvidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3105 Priest Woods Drive, Nashville, Tennessee 37214
(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 my hand this 22nd day of April 2005

The Estate of Donald E. Mize, Jr
By: Kathi R. Mize, Administratrix
Kathi R. Mize, Administratrix

Kathi R. Mize
Kathi R Mize

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____, _____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared ~~xxxxxxxxxxxxxxxx~~ Kathi R. Mize and _____ with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the Administratrix and _____ respectively of the The Estate of Donald E. Mize, Jr the within named bargainor, and corporation, and that he as such Administratrix and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Kathi R. Mize as such Administratrix, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Old Hickory, TN on this the 22nd day of April, 2005.

My commission expires 6/3/06

Joseph K. Gregory
Notary Public

JOSEPH K. GREGORY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a notary in and for the state and county aforesaid, personally appeared, Kathi R. Mize, Individually with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledges the execution of the foregoing instrument as her free act and deed.

Witness my hand and official seal at office this 22nd day of April, 2005.

Joseph K. Gregory
Notary Public

My Commission Expires: 6/3/06

JOSEPH K. GREGORY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.