WARRANTY DEED

G-CD-05-4954

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF June, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

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 J.Getter	America's Wholesale Lender	
4954 Edmondson Pike, Unit 5 (ADDRESS)	(NAME) 750 Old Hickory Blvd. #180 (ADDRESS)	
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	147-7A-5.00 C0.

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 BARBARA C. COFFELT,UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto NICHOLAS J.GETTER, 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 5, PHASE II, WOODLEA PLACE TOWNHOMES Planned Unit Development, as shown on plat of record in Plat Book 9700, Page 52, 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 Barbara B. Church, unmarried by Warranty Deed from Amy S. Hawkins, unmarried, recorded on the 19th day of August, 1999 in Deed Book 11625, Page 467, in the Register's Office of Davidson County, Tennessee. Barbara B. Church is now married and known as Barbara C. Coffelt. This has never been the marital residence of the said Barbara C. Coffelt.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 9700, page 52; Book 5197, page 544; Book 5197, page 585; Book 6636, page 970; and 10010, page 45, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 4954 Edmondson Pike, Unit 5, Nashville, Tennessee 37211
(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 30th day of June, 2005.

Barbara C. Coffelt

Barbara C. Coffelt
by Barbara J. Church
Attorney in Fact.

Davidson County DEEDWARR
Recvd: 07/13/05 15:36 2 pgs
Fees:13.00 Taxes:432.90

20050713-0081380

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 30 day of June, 2005, before me personally appeared Barbara J. Church 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 Barbara C. Coffelt and who acknowledged that he/she executed the same as the free act and deed of the said Barbara C. Coffelt by virtue of that Power of Attorney, duly executed by the said Barbara C. Coffelt on June 28, 2005 and recorded concurrently herewith in Instrument No. _____ or Book _____, Page _____, Register's Office for _____ County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 30 day of June, 2005.

_____
NOTARY PUBLIC

My Commission Expires: 7/29/06

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Return To:
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212