WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,675,000.00

Affiant

Subscribed and sworn to before me, this 14th day of July, 2005

Notary Public

MY COMMISSION EXPIRES: 1-26-07
(AFFIX SEAL)

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

THIS INSTRUMENT WAS PREPARED BY:
Southern Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 07/29/05 12:17 2 pgs
Fees:13.00 Taxes:6197.50
20050729-0088942

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Damon H. Petty	AMERICAS WHOLESALE LENDER	146-06-O
(NAME)	(NAME)	(MAP)
827 Tyne Valley Court	P.O. Box 660694	047.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37220	DALLAS TX 75266-0694	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Karen Jane King , hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Damon H. Petty , hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 7, on the Plan of Treemont, of record in Plat Book 6250, page 895, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Lloyd King and spouse, Karen King, by deed from Donald T. Benson and spouse, Kathy G. Benson, of record in Instrument No. 19991213-0302353, and further conveyed to Karen Jane King by Quitclaim Deed from Lloyd Gordon King of record in Instrument No. 20040609-0068202, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 827 Tyne Valley Court, Nashville, Tennessee 37220

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/our hand(s) this 14th day of July, 2005.

Karen Jane King

Karen Jane King

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Karen Jane King, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath(s) acknowledged herself to be the within named bargainor(s), and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 14th day of July, 2005.

Notary Public

My Commission Expires: 9/25/08

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN