WARRANTY DEED

State of Tennessee
County of Davidson

FILE BOX 19B
05-08-004-J

The actual consideration or value, whichever is greater, for this transfer is **$159,900.00.**

Sandra L. Schwarez
Affiant

Subscribed and sworn to before me, this the 31st day of August, 2005.

Notary Public

My commission expires: 3/31/07

(AFFIX SEAL)

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 09/02/05 13:36 2 pgs
Fees:13.00 Taxes:591.63

20050902-0105782

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Venecca E. Ralph	America's Wholesale Lender	**Map 146-08, Parcel 055**
4900 Toursdale Drive	P.O.Box 10212	
Nashville, TN 37221	Van Nuys, CA 91410	

FOR AND IN 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,

Gaylord Ayers and Brenda Primm Ayers, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Venecca E. Ralph

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:

Land in Davidson County, Tennessee, being Lot No. 247, on the Plan of Crieve Hall Estates, Section Three, of record in Plat Book 2133, page 59, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Gaylord L. Ayers and wife, Brenda P. Ayers, by Deed from Jack Bowman, unmarried, of record in Book 4699, Page 951, Register's Office for Davidson County, Tennessee. Gaylord L. Ayers and Brenda P. Ayers are also known as Gaylord Ayers and Brenda Primm Ayers, respectively.

This instrument is being executed in behalf of Gaylord Ayers, pursuant to a Power of Attorney executed by same on the 17th day of August, 2005, of record in Instrument No. 2005 0902. 0105778, Register's Office for Davidson, County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is Improved (_X___) Unimproved (____) property, known as: **4900 Trousdale Drive, Nashville, TN 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 ~~31st~~ 29th day of **August, 2005.**

Gaylord Ayers
Gaylord Ayers

By: Brenda Primm Ayers
Brenda Primm Ayers, Attorney-in-Fact

Brenda Primm Ayers
Brenda Primm Ayers

STATE OF TENNESSEE)
COUNTY OF Davidson)

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

Witness my hand and official seal at Nashville, Tennessee, this ~~30th~~ 29th day of **August, 2005.**

Notary Public

My Commission Expires: 11-19-08

KATHY HAND
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Brenda Primm Ayers,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-In-Fact for **Gaylord Ayers,** and that she as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Gaylord Ayers for the purpose therein contained, by signing the name of Gaylord Ayers by herself as Attorney-In-Fact.

Witness my hand and official ~~seal at~~ Nashville, Tennessee, this ~~30th~~ 29th day of August, **2005.**

Notary Public

My Commission Expires: 11-19-08

KATHY HAND
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.