WARRANTY DEED

B-BHM-05-736

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
RACHEL
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 31, 2007

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
Tonia Horton	America's Wholesale Lender	
736 Branch Creek Road (ADDRESS)	(NAME) 750 Old Hickory Blvd. #180 (ADDRESS)	103-10-16
Nashville, Tennessee 37209 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (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 LANCE H. ROSE AND WIFE, ANN P. ROSE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TONIA HORTON, UNMARRIED, 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 LOT NO. 35 ON THE PLAN OF BROOKSIDE COURTS ADDITION, NO. 3 SUBDIVISION, OF RECORD IN PLAT BOOK 1835, PAGE 107, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND DETAILED DESCRIPTION OF SAID LOT.

SAID LOT NO. 35 FRONTS 70 FEET ON THE SOUTHERLY MARGIN OF BRANCH CREEK ROAD AND EXTENDS BACK 117.5 FEET ON THE EASTERLY LINE AND 127.5 FEET ON THE WESTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 105 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO LANCE H. ROSE AND WIFE, ANN P. ROSE BY WARRANTY DEED FROM RICHARD C. EVANS AND SPOUSE, EMILY HATTWICK, RECORDED ON THE 3RD DAY OF JULY, 2003 IN INSTRUMENT NO. 20030703-0092473, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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

unimproved ( )
This is improved (X) property, known as 736 Branch Creek Road, Nashville, Tennessee 37209
(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 September, 2005.

Lance H. Rose

Ann P. Rose by Karen C. Neal attorney in fact

Davidson County DEEDWARR
Recvd: 10/07/05 15:06 2 pgs
Fees:13.00 Taxes:972.73

20051007-0121703

STATE OF Tennessee
COUNTY OF Davidson

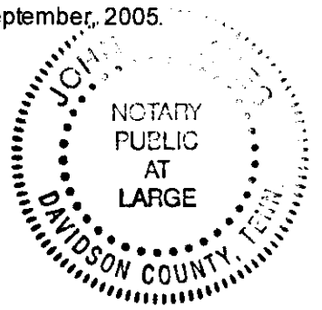
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lance H. Rose, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the 30th day of September, 2005.

Notary Public

My Commission Expires: 7-29-06

(SEAL)



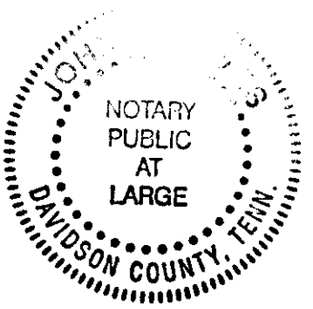
STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal at Nashville, TN
on this the 30th day of September, 2005.

NOTARY PUBLIC

My Commission Expires: 7-29-06



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903