WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

B-EML-05-4108

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

Subscribed and sworn to before me, this 7th DAY OF November, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-29-06

(AFFIX SEAL)

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
Tommy McDougal	America's Wholesale Lender	
4108 Colorado Avenue (ADDRESS)	750 Old Hickory Blvd. #180 (ADDRESS)	103-4-397
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 SANDY MCDOUGAL, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TOMMY MCDOUGAL 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 IN THE WESTERLY 50 FEET OF LOT NUMBER 37 ON THE PLAN OF WEST END ANNEX, AS A RECORD IN BOOK 332, PAGE 61, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. SAID PART OF SAID LOT FRONTS 50 FEET ON THE NORTHERLY SIDE OF COLORADO AVENUE AND RUNS BACK BETWEEN PARALLEL LINES OF 162.9 FEET TO A REAR LINE MEASURING 50 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO SANDY MCDOUGAL BY WARRANTY DEED FROM ALISON A. HINES AND DORIS I. HUDGENS, RECORDED ON THE 14TH DAY OF OCTOBER, 2004 IN INSTRUMENT NO. 20041014-0123958, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. Being the same property conveyed to Carolina Garcia, unmarried by Warranty Deed dated 3/1/99 from George M. Collie and wife, Anne Collie of record in Instrument Number 20001208-0121204, Register's Office for 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 4108 Colorado Avenue, 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 7th day of November, 2005.

Sandy McDougal

Davidson County DEEDWARR
Recvd: 11/18/05 16:12 2 pgs
Fees:13.00 Taxes:740.00

20051118-0139917

STATE OF Tennessee
COUNTY OF Davidson

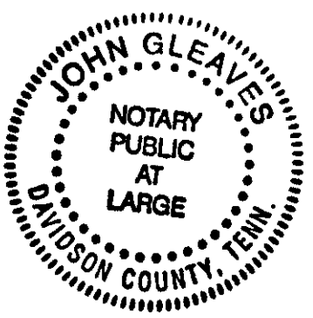
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sandy McDougal, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the 7th day of November, 2005.

Notary Public

My Commission Expires: 7-29-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903