WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$420,000.00.**

Affiant

Subscribed and sworn to before me this 21st day of December, 2005

Notary Public
My Commission expires: 5/24/2008
(Affix Seal)

SANDY MEYER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Record and Return to:
Prestige Title, LLC
1600 Westgate Circle, Ste 200
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Adrian P. Weighell & Janet Smith	America's Wholesale Lender	083-09-0-385.00
1502 Forrest Avenue	4500 Park Granada MSN# SVB-314	
Nashville, TN 37206	Calabasas, CA 91302-1613	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Cleland P. Ratcliffe**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Adrian P. Weighell and Janet S. Smith, ~~both unmarried people~~,*** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee: *husband and wife

Being Lot No. 33 on the plan of Subdivision of the A.V.S. Lindsley 29 acre tract, of record in Book 57, page 66, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 33 front 50 feet on the southerly side of Forrest Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Cleland D. Ratcliffe, by deed from Erna Smith, a widow, on May 10, 2004, of record in Instrument Number 20040512-0055106, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 57, page 66, Register's Office Davidson County, Tennessee.

This is improved property known as: **1502 Forrest Avenue, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this December 21, 2005.

Davidson County DEEDWARR
Recvd: 12/28/05 15:51 2 pgs
Fees:13.00 Taxes:1554.00
20051228-0155733

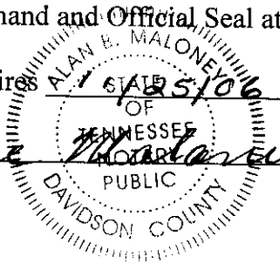
Cleland D. Ratcliffe

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Cleland D. Ratcliffe** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 21, 2005

My commission expires 1/25/06



Notary Public