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WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/23/06 12:26 2 pgs
Fees:13.00 Taxes:1735.30

20060323-0033351

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 469,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF March 2006

DANIEL L. MISCHHOFER
STATE OF TENNESSEE NOTARY PUBLIC
COMMISSION EXPIRES 9/22/07

Notary Public

MY COMMISSION EXPIRES: 9/22/07 AFFIX SEAL

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 201, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stacey L. Marchand (NAME)	America's Wholesale Lender (NAME)	MAP 018
5547 Brick Church Pike (ADDRESS)	P.O. Box 660694 (ADDRESS)	P/O PARCEL 035
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Dallas, TX 75266-0694 (CITY) (STATE) (ZIP)	

FOR AND 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, Judith O. Dickens and husband, O'Neal J. Dickens

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

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, Beginning at a point in the Northern margin of Brick Church Pike, being the Southeast corner of a tract owned by Judith O. Dickens as of record by Instrument No. 20030515-0064474, Register's Office for Davidson County, Tennessee, and being the Northwest corner of this tract; thence, with the margin of Brick Church Pike, S 29° 41' 40" E, 27.92 feet to a point; thence, S 16° 30' 00" E, 100.00 feet to a point; thence, S 39° 57' 25" W, 1,411.90 feet to a point; thence, N 34° 06' 01" W, 511.38 feet to a point; thence, N 55° 55' 00" E, 1,389.97 feet to the point of beginning, containing 9.99 acres, more or less, as described by Deed Drawing for Judith O. Dickens Property, not of record, by C&K Surveyors, LLC, 103 West Harbor, Hendersonville, TN 37075, Registered Land Surveyor #2395, dated March 1, 2006.

Being part of the same property conveyed to Judith O. Dickens by Deeds of record in Book 6408, Page 556 and by Instrument No. 20030513-0064474 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record. Subject to the reclassification of "Roll-Back Taxes" and/or Greenbelt Taxes, which the Grantor herein agrees to pay.

CONTINUED

unimproved ( )
This is improved (X) property, known as 5547 Brick Church Pike, Goodlettsville, TN 37072
(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 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 hand this 21st day of March, 2006

Judith O. Dickens
By: Judith O. Dickens
Donna Shell, Attorney-in-fact
Donna Shell

O'Neal J. Dickens
By: O'Neal J. Dickens
Donna Shell, Attorney-in-fact
Donna Shell

LEGAL DESCRIPTION CONTINUATION:

O'Neal J. Dickens joins in this conveyance for the purposes of conveying all right, title and interest in and to said property, marital or otherwise.

Donna Shell executes this Instrument as Attorney-in-Fact on behalf of Judith O. Dickens and O'Neal J. Dickens pursuant to the Specific Power-of-Attorney of record by Instrument No. 20060323003350 in the Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 21st day of March, 2006, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Donna Shell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Judith O. Dickens and husband O'Neal J. Dickens as their Attorney-In-Fact, and who acknowledged that she as the Attorney-in-fact executed the same as the free act and deed of the said Judith O. Dickens and husband, O'Neal J. Dickens.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 21st day of March, 2006.

Notary Public

My Commission Expires: 9/22/07

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON