WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/30/06 11:18 2 pgs
Fees:13.00 Taxes:518.00

20060530-0063013

STATE OF TENNESSEE BOX 5
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 day of MAY, 2006.

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

MICHAEL T. HALEY JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Real Estate Loan Services, Inc. (NAME) 1100 Kermit Dr Ste 204 Nashville, TN 37217 (ADDRESS)

ADDRESS NEW OWNERS(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David S. Limkeman (NAME)	America's Wholesale Lender (NAME)	**83-03-0**
105 Rosebank Avenue (STREET ADDRESS/ROUTE NUMBER)	PO Box 10212 (STREET ADDRESS)	**189.00**
Nashville, TN 37206 (CITY/STATE/ZIP)	Van Nuys, CA 91410-0212 (CITY/STATE/ZIP)	

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,

Rodney R. Laycock and Richard A. Lewonczyk

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David S. Limkeman, unmarried**

HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

A certain tract or parcel of land situated in Davidson County, Tennessee, and being the east half of Lot No. 2 on the map of George C. Waters Addition to Nashville, of record in Book 161, page 141, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rodney R. Laycock and Richard A. Lewonczyk, by Warranty Deed from James E. Williamson, dated January 7, 1998, recorded January 9, 1998, of record in Book 10753, page 427, Register's Office for Davidson County, Tennessee.

NOTE: The subject property has never been the residence of the Grantors, nor their spouses, if any, and as such is not subject to homestead or other marital interest as contemplated by the Tennessee Code Annotated or at common law.

Subject to the following: easements, setback lines and restrictions of record on Plat of record at Book 161, page 141, Register's Office for Davidson County, Tennessee, and otherwise of record; zoning regulations for the appropriate governmental authority, and rights for public utilities and public rights of way, and to matters which would be disclosed by an accurate survey; county taxes for current year were prorated as of date of deed and assumed by Grantee.

This is unimproved ( )
improved (X) property, known as 105 Rosebank Avenue (House Number/Street) Nashville (City/Town) TN (State) 37206 (Postal Code)

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, their heirs and assigns, forever; and we do covenant with the said GRANTEE 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, 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 our hand s this 25th day of May, 2006.

RODNEY R. LAYCOCK

Richard A. Lewonczyk

RICHARD A. LEWONCZYK

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 **Rodney R. Laycock and Richard A. Lewonczyk** the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Nashville, TN**, this 25th **day of May, 2006**.

Notary Public

Commission Expires: 9/6/08

MICHAEL T. HALEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.