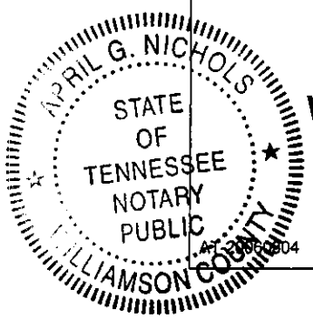


WARRANTY DEED

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,500.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th day of November, 2006

(Affix Seal) Notary Public

My Commission Expires: 6-26-07

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
330 MALLORY STATION ROAD, A-1
FRANKLIN, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Arzavial L. Maxwell	America's Wholesale Lender	034-13-0 106.00
148 Welworth Street	2375 N Glenville Drive, RGV-B-195	
Madison, TN 37115	Richardson, TX 75082	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Equity Trust Company Custodian FBO Account #46468 ROTH IRA, 50% undivided interest; and Equity Trust Company Custodian FBO Account #60199 Traditional IRA, 50% undivided interest, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Arzavial L. Maxwell, a single man, 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:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being Lot. No. 16, Block B, East Lawn Subdivision, of record in Book 547, page 153 and 154, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Equity Trust Company Custodian FBO Account #56468 ROTH IRA, 50% undivided interest and Equity Trust Company Custodian FBO account #60199 Traditional IRA, 50% undivided interest from Selina K. Stewart and husband Glenn C. Seabrooks, Jr. both unmarried by Warranty Deed dated June 30, 2006 and recorded July 3, 2006 in Instrument #20060703-0079095, Register's Office for Davidson County, Tennessee. Said Deed also acquired on July 3, 1999, from Selina K. Stewart and Glenn C. Seabrooks, Jr. from David W. Lehman and wife, Pamela J. Lehman in Book11596, page 108, said Register's Office.

Davidson County DEEDWARR
Recvd: 12/05/06 14:50 2 pgs
Fees:13.00 Taxes:323.75



20061205--0150194

This is ( ) unimproved
(X) improved property known as 148 Welworth Street, Madison, TN 37115.

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, the GRANTORS, 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 that 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 my/our hand(s) this the 30th day of November, 2006:

Equity Trust Company Custodian FBO Account #56468
Roth IRA, 50% undivided interest; and Equity Trust
Company Custodian FBO Account #60199 Traditional
IRA, 50% undivided interest RITA GRASSO

State of ~~Tennessee~~ OHIO)
County of LORAIN)

Before me, the undersigned authority of the state and county mentioned, personally appeared RITA GRASSO, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be LORD AT SIGNER (or other officer authorized to execute the instrument) of Equity Trust Company the with in named bargainor, a limited liability company, and that such president or officer as such LORD AT SIGNER, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the a limited liability company as LORD AT Signer.

Witness my hand and seal this the 30th day of November, 2006.

NOTARY SIGNATURE

Notary Expires: 5-31-2010

NOTARIAL SEAL STATE OF OHIO

DAWN REICHLIN
Notary Public
In and for the State of Ohio
My Commission Expires
May 31, 2010