Davidson County DEEDWARR
Recvd: 02/26/07 11:57 2 pgs
Fees:13.00 Taxes:1017.50
20070226-0023373

This Instrument Prepared By:
THOMAS I. BOTTORFF, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027
(615) 371-0800

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel No.
Patrick Starnes and Jackie Starnes 4325 Shady Dale Rd Nashville, TN 37218	~~Owner~~ America's Wholesale Lender P.O. Box 961206 FTWX 1206 Fort Worth, TX 76161	058110A02300CO

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $ 275,000.00 .

Affiant

My Commission Expires:

July 26, 2009

Subscribed and sworn to before me this 20 day of February, 2007.

Notary Public

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FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Wiesner Custom Homes, a Tennessee general partnership,** ("Grantor") by these presents does hereby transfer, sell and convey to Patrick Starnes and wife Jackie Starnes, ("Grantees") their heirs and assigns, a certain tract or parcel of real property more particularly described as follows, to wit:

Being Lot No. 23 on the plan of Section One, Drake's Run, of record in Plat Book 9700, page 818, Register's Office for Davidson County, Tennessee, reference to said plan is hereby made for a more complete description.

BEING the same property conveyed to Wiesner Custom Homes, a Tennessee general partnership, by deed from SHH, LLC, a Tennessee limited liability company, of record in Instrument #20060922-0117853, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 4325 Shady Dale Road, Nashville, TN 37218.

This conveyance is subject to: Property Taxes for 2007 and subsequent years to the Davidson County Trustee; not yet due and payable; all matters found on the plan of record in Plat Book 11700, page 69, R.O.D.C.T.; Matters found on the plan of record in Plat Book 9700, page 818, R.O.D.C.T.; Storm water agreement of record in Book 11286, page 218, R.O.D.C.T.; all zoning and subdivision regulations of the appropriate governmental body along with easements of record and other easements and right of ways of public roads and utilities; Restrictive covenants contained in instruments of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to Patrick Starnes and wife Jackie Starnes, their heirs and assigns forever.

AND the Grantor does hereby covenant with Patrick Starnes and wife Jackie Starnes, that it is lawfully seized and possessed of the said land in fee simple, has a good right to convey it, and the same is unencumbered except for those matters hereinabove mentioned.

AND the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said real property to the said Patrick Starnes and wife Jackie Starnes, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand as of this the 20th day of February, 2007.

GRANTOR:

Wiesner Custom Homes, a Tennessee general partnership

By: _____
Jack Wayne Wiesner, Partner

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, Barbara S. Lamb, a Notary Public in and for said county and state, the within named Jack Wayne Wiesner, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Partner of Wiesner Custom Homes, a Tennessee general partnership, within named bargainor, and that heexecuted the foregoing instrument for the purpose therein contained, being authorized so to do, by signing as Partner on behalf of said Partnership.

WITNESS my hand and seal, at office in Brentwood, Tennessee, this 20 day of February, 2007.

My Commission Expires:

July 26, 2009

_____
Notary Public

BARBARA S. LAMB NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires