Record & Return To: Southern Title Services, LLC 321 West Main Street Lebanon, TN 37087 File No. 200152047	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,000.00 Jennifer A. Sexton Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of January, 2002 Notary Public MY COMMISSION EXPIRES: 1-30-2002 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southern Title Services, LLC, 321 West Main Street, Suite 201, Lebanon, TN 37087

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer Ann Sexton	Chase Manhattan Mortgage Corporation	Map: 112
(NAME) 8633 Old Charlotte Pike	(NAME) P.O. Box 572405	Parcel: 060.00
(ADDRESS) Pegram TN 37143	(ADDRESS) Murray, Utah 84157	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, **DOUGLAS SEXTON AND WIFE, VIRGINIA A. SEXTON**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does transfer and convey unto **JENNIFER ANN SEXTON UNMARRIED**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 9th Civil District of Davidson County, Tennessee, on the east side of Charlotte Road, being part of the M. L. Raymer tract, described according to a survey by S. H. Hutchinson, dated May 21, 1964, as follows:

Beginning at a point in the center of Charlotte Road, Sexton and Raymer's original corner; thence with the line between their properties south 42 deg. 30' east 204 feet to a stake in said line; thence leaving said line north 72 deg. west 142 feet to a point in the center line of Charlotte Road; thence with the center of said Road north 1 deg. west 105.3 feet to the point of beginning, containing .33 of an acre, more or less.

Being the same property conveyed to Douglas Sexton and wife, Virginia A. Sexton by Warranty Deed of record in Book 3817, page 748, said Register's Office.

Subject to Easement for Right-of-Way of Charlotte Road, a/k/a Old Charlotte Pike.

Unimproved ( )
This is improved ( ) property, known as 8633 Old Charlotte Pike, Pegram, TN 37143
(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 GRANTEE(S), their heirs and assigns forever; and Grantor covenants with the said GRANTEE(S) that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantor further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

Davidson County DEEDWARR
Recvd: 01/18/02 10:00 2pgs
Fees:13.00 Taxes:499.50
20020118-0007695

Witness our hands this 16th day of January, 2002.

Douglas Sexton

Virginia A. Sexton

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Douglas Sexton and wife, Virginia A. Sexton who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 16th day of January, 2002.

Notary Public

My Commission Expires: 1-20-2002

(SEAL)

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
321 West Main Street, Suite 201
Lebanon, TN 37087