This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Georgia Neisz
4881 Peppertree Drive
Antioch, Tennessee 37013

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
1st Trust Bank for Savings
P. O. Box 17257
Memphis, TN 38187-0257

MAP **165-14**
GROUP
PARCEL **149**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Marcia A. Eilert, married** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Georgia Neisz and Reeda Neisz, both single persons**, 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, being Lot No. 120 of Peppertree Forest Subdivision, Section 14, of record in Plat Book 7900, page 501, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Marcia A. Eilert, unmarried by deed from James T. Royster and wife, Vegena Royster of record in Book 10145, page 830, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2002 and subsequent years.

This is improved property known as 4881 Peppertree Drive, Antioch, Tennessee 37013.

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, GRANTOR does covenants with the said "GRANTEES" that she 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, "GRANTOR", does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

*Steven Allen Jameson, spouse of Marcia A. Eilert, hereby joins in this conveyance transferring all his right, title and interest in said property, marital or otherwise.

Davidson County DEEDWARR
Recvd: 01/24/02 16:26 2pgs
Fees:13.00 Taxes:328.93
20020124-0010307

WITNESS my hand this the 16th day of January, 2002.

Marcia A. Eilert

Steven Allen Jameson

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Marcia A. Eilert,*~~unmarried~~**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

*Marcia A. Eilert & Steven Allen Jameson

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

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 2/23/2002

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $88,900.00.

AFFIANT

Subscribed and sworn to before me on this 16th day of January, 2002.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 2/23/2002