RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

PREPARED BY:

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref:(GJ) Title No: 43152
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 01/28/02 13:18 2pgs
Fees:13.00 Taxes:649.35
20020128-0011553

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Aaron T. Grayum Michelle S. Grayum 320 54th Avenue North Nashville, Tennessee 37209	Wells Fargo HOme Mortgage, Inc. 4456 Corporation Lane #100 Virginia Beach, VA 23462

TAX MAP-PARCEL NUMBERS: 091-15-021

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$175,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Valerie E. Knust, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Aaron T. Grayum and spouse, Michelle S. Grayum** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the northerly 55 feet of the southerly 135 feet of the westerly 150 feet of Block No. 5 on the Plan of Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition of Nashville, of record in Book 421, page 18, Register's Office for Davidson County, Tennessee.

Said part of Block 5 fronts 55 feet on the easterly margin of 54th Avenue North and extends back between parallel lines, 150 feet to a dead line in the rear.

Being the same property conveyed to Valerie E. Knust by deed from James A. McCrosky, unmarried, of record in Book 11125, page 467, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2002, and subsequent years; All matters shown on The Plan, with Owner's Certificate, of record in Plat Book 421 Page 18, said Register's Office.

This is improved property, known as: 320 54th Avenue North, Nashville, Tennessee 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25th day of January, 2002.

Valerie E. Knust

State of TENNESSEE
County of DAVIDSON

On this 25th day of January, 2002 , before me the undersigned authority, personally appeared Valerie E. Knust , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE
County of DAVIDSON

My Commission Expires MAY 30, 2004

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $175,500.00

Affiant

Sworn and subscribed before me this the 25th day of January, 2002

Notary Public

My Commission Expires: 10/17/05

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee