

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 204,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of February, 2002.

Marilyn K. Fisher
Notary Public

MY COMMISSION EXPIRES: 08/22/04

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southern Title Services, LLC, 613 Potomac Place, Suite 201, Smyrna, TN 37167

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard A. Epperson	Mortgage Lenders of America	Map: 180-4-A
(NAME)	(NAME)	
2216 Maple Grove Lane	8400 W. 110th Street	Parcel: 42
(ADDRESS)	(ADDRESS)	
Nashville TN 37211	Overland Park, KS 66210	
(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, JAMES MACIUK AND NICHOLAS MACIUK, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does transfer and convey unto RICHARD A. EPPERSON, a single person, 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 Davidson County, Tennessee, being all of Lot No. 166 of Revision One, Addition to Highland Creek, according to plat thereof, recorded in Instrument No. 20000921-0094040, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to James Maciuk and Nicholas Maciuk by Warranty Deed of record in Instrument No. 20010220-0015351, said Register's Office.

Being the same property conveyed to James Maciuk and Nicholas Maciuk by deed of record in , Register's Office for Davidson County, Tennessee.

Restrictive Covenants, Easements and Additional Exceptions:

Declaration of Covenants, Conditions and Restrictions of record in Book 11568, page 311 as supplemented in Instrument No. 20000413-0037474; By-Laws in Book 11568, page 301; Stormwater Detention Agreement in Book 11338, page 738; Sewer Easement in Book 10419, page 516 and in Book 10419, page 470; Sewer and/or Storm Drainage Easement in Book 10316, page 569, Book 10419, page 504 and in 10569, page 732; Ingress/Egress Easement in Book 5266, page 40; and, any and all matters as shown on plat of record in Plat Book 5210, page 21, Plat Book 5210, page 258 and in Instrument No. 20000921-0094040; all of the Register's Office of Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 2216 Maple Grove Lane, Nashville, TN 37211
(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.

Witness our hands this 13th day of February, 2002.

James Maciuk

Nicholas Maciuk

Davidson County DEEDWARR
Recvd: 02/15/02 10:26 2pgs
Fees:13.00 Taxes:754.80
20020215-0020131

* This property has never been nor intended to be the Grantor's principle residence and has been held strictly for investment purposes.

STATE OF Tennessee

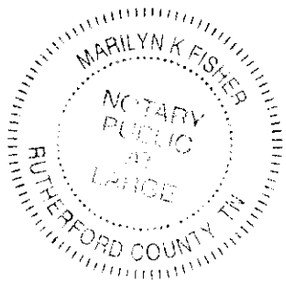
COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared James Maciuk and Nicholas Maciuk 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 13th day of February, 2002.

Marilyn K. Fisher

Notary Public



My Commission Expires: 08/22/04

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
613 Potomac Place, Suite 201
Smyrna, TN 37167