THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

Davidson County DEEDWARR
Recvd: 02/19/02 09:57 2pgs
Fees:13.00 Taxes:484.70

20020219-0020740

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 131,000.00

Affiant

Subscribed and sworn to before me, this 15th day of February, 2002

Notary Public

My Commission Expires: 10-12-05

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
STEPHEN D. HOSEY 1008 Calvert Street Nashville, Tennessee 37216	SOUTHTRUST MORTGAGE CORPORATION 210 Wildwood Parkway Suite 100 Birmingham, Alabama 35209	MAP 61-7 PARCEL 264

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED THIRTY ONE THOUSAND AND NO/100-- ($ 131,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, THOMAS WAGNER AND WIFE, JENNIFER HUGHES WAGNER hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto STEPHEN D. HOSEY AND WIFE, KATHERINE A. HOSEY 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:

BEING the easterly 50.0 feet of Lot No. 38 on the Plan of I.C. McMahan's Subdivision of the Maplewood Lands of record in Book 547, page 78, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 38 fronts 50.0 feet on the southerly side of Calvert Avenue and runs back between parallel lines 296.0 feet to a dead line.

BEING the same property conveyed to Thomas Wagner and wife, Jennifer Hughes Wagner, by deed from Sara A. Barcroft, unmarried, of record in Book 11529, page 786, Register's Office for Davidson County, Tennessee.

This is improved property known as 1008 Calvert Street, Nashville, Tennessee 37216

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.

GRANTORs COVENANT with the said GRANTEEs that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of I.C. McMahan's Subdivision of the Maplewood Lands of record in Book 547, page 78, Register's Office for Davidson County, Tennessee.

GRANTOR_s_ FURTHER COVENANT___ and bind___ themselves_, _their_ heirs and representatives to warrant and forever defend the title to the said GRANTEE_s_, _their_ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF _we_ have hereunto set _our_ hands on this the _15th_ day of _February_, 2002.

THOMAS WAGNER

JENNIFER HUGHES WAGNER

BY: _____
Thomas Wagner
Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas Wagner, the bargainor___, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of February, 2002.

My Commission Expires: 10/12/05

Notary Public

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____day of _____.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas Wagner, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jennifer Hughes Wagner, and acknowledged that he executed the same as the free act and deed of the said Jennifer Hughes Wagner.

WITNESS my hand and seal this 15th day of February, 2002.

Notary Public

My Commission Expires: 10/12/05

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