Davidson County DEEDWARR
Recvd: 03/08/02 09:03 3pgs
Fees:18.00 Taxes:148.00

20020308-0029229

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Avenue North
Franklin, TN 37064

Map & Parcel # 094-02-0 023.00

Send Tax Statements To:
Jerry N. Vanatta
3730 Clarksville Pike
Nashville, TN 37218

Name/Address New Owner:
SAME

Name of Mortgagee:
Franklin National Bank

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, THE WILSON GROUP REAL ESTATE, LLC, has bargained and sold and by these presents do transfer and convey unto JERRY N. VANATTA and BELINDA C. VANATTA, husband and wife, their heirs and assigns forever, the following described property, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, TN, being Lot No. 265 on the Plan of Edgefield Land Company's First Subdivision, as of record in Book 57, page 130, Register's Office for said County.

Being the same property as conveyed to The Wilson Group Real Estate, LLC, by deed of record in Instrument No. 20020122-0008542, Register's Office for Davidson County, TN.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantees, their heirs and assigns, that Grantor is lawfully seized and possessed of said property, that Grantor has a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2002 Davidson County property taxes are a lien but not yet due and payable. These taxes have been prorated between the parties as of date of this instrument, with Grantees assuming responsibility for payment of the same.

2. All matters as shown on the Plan of Edgefield Land Company's First Subdivision of record in Book 57, page 130, Register's Office of Davidson County, Tennessee.

AND GRANTOR DOES FURTHER COVENANT and bind its successors and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsover.

IN TESTIMONY WHEREOF, Grantor has hereunto set its signature, this the 1st day of March, 2002.

THE WILSON GROUP REAL ESTATE, LLC

By: _____
HAL E. WILSON, Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared HAL E. WILSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Chief Manager of THE WILSON GROUP REAL ESTATE, LLC, the within named bargainor, a Limited Liability Company, and that he as such Chief Manager, respectively, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by himself as Chief Manager, respectively.

WITNESS my hand and seal, at office, on this 1st day of March, 2002.

My Commission Expires:
1-19-05

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $40,000.00.

_____
Affiant

Sworn to and subscribed before me on this the 1st day of March, 2002.

My Commission Expires:
1-19-05

_____
Notary Public

EXHIBIT A

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, TN, being Lot No. 265 on the Plan of Edgefield Land Company's First Subdivision, as of record in Book 57, page 130, Register's Office for said County.

Being the same property conveyed to Jerry N. Vanatta and wife, Belinda C. Vanatta by deed from The Wilson Group Real Estate, LLC, of record in Instrument No. 20020308 0029229 Register's Office for Davidson County, Tennessee.