WARRANTY DEED

Box 28-B

The actual consideration or value for this transfer is $ ~~60,500.00~~ 55,350.00

AFFIANT

STATE OF TENNESSEE }
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED before me this 6th day of MARCH, 2002.

NOTARY PUBLIC

Davidson County DEEDWARR
Recvd: 03/27/02 09:11 2pgs
Fees:13.00 Taxes:205.54

20020327-0037035

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 306 Gay Street, Suite 200 Nashville, TN 37201, file#0201-21

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Jeffrey L. Wicks, & Laura P. Wicks 715 Flint Ridge Dr. Whites Creek, Tennessee 37189	New Owner	49 - 19 / 79.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Jeffrey L. Wicks and wife, Laura P. Wicks, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **James A. Tant, d/b/a J. A. Tant & Company**, the GRANTOR herein, have bargained and sold, and by these presents do transfer and convey unto:

Jeffrey L. Wicks and wife, **Laura P. Wicks**, the GRANTEES herein, their heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 16B on the plan of Zone Lot Division Lot Nos. 15 and 16, Phase One, Deer Meadows, of record in Book 5800, page 270, as amended in Book 6250, page 298, Register's Office for said County.

Said Lot No. 16B, which is a corner lot fronts 31.44 feet on the Westerly margin of Tisdale Drive and fronts 76.50 feet on the Northerly line, said extends back 101.54 feet on the Southerly line and 53.33 feet on the Westerly line to a point of intersection.

Being the same property conveyed to Bankers Trust Company of California, N.A. as Custodian or Trustee, herein by Substitute Trustee's Deed from Clifton E. Darnell, as Substitute Trustee, recorded on July 12, 2000, in Instrument No. 20000712-0069132, Register's Office for Davidson County, Tennessee.

And Being the same property conveyed to J. A. Tant and Company by deed dated January 17, 2001, from Bankers Trust Company of California, N.A. of record in Instrument No. 20010323-0028238, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

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. I do covenant with the said GRANTEES that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. I do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons WHOMSOEVER.

The herein described property is subject to the following:
2002 Property taxes are to be prorated and assumed by the GRANTEES.
Restrictions of record in Book 6143, page 298, R.O.D.C., TN.

This is improved property known as: 3463 Tisdall Drive, Whites Creek, TN 37189.

James A. Tant makes oath and says that the property conveyed herein is not his primary residence, nor the residence of his spouse nor any dependant and this conveyance is not made to defeat the rights of any third party.

Sworn to and Witness my hand this 6th day of MARCH, 2002.

James A. Tant, d/b/a J. A. Tant & Company

0201 - 21

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Leroy J. Ellis II, *a Notary Public in and for said County and State, the within named* James A. Tant, d/b/a J. A. Tant & Company *the bargainer, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument, for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee this* 6th *day of MARCH, 2002.*

NOTARY PUBLIC

My Commission Expires: 3-27-04

DAVIDSON COUNTY TENN. JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE

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WARRANTY DEED

From: **James A. Tant, d/b/a J. A. Tant & Company**

To: **Jeffrey L. Wicks and wife, Laura P. Wicks**

Property:

3463 Tisdall Drive
Whites Creek, TN. 37189

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
306 Gay Street, Suite 200
Nashville, Tennessee 37201
(615) 256-5003