State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $113,000.00

Subscribed and sworn to before me, this 5th day of April ,2002 ,

Lester W. Gragg
Affiant

Mary V. Brooks
Notary Public

Commission Expires: 06/14/05

NOTARY PUBLIC AT LARGE SUMNER COUNTY TENN.

Warranty Deed

Prepared by

First National Financial
Title Services, Inc.
15 Century Boulevard, Suite 101
Nashville TN 37214

File No. N10737

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Lester W. Gragg and Christine F. Gragg **205 Rayburn Drive** **Old Hickory, Tennessee 37138** MAP & PARCEL NO. **053-06-0/007.00**	**Washington Mutual Bank , FA** **P.O. Box 396** **Albion, NY 14411-0395**

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,

Judith A. Stafford, unmarried

Hereinafter called Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto

Lester W. Gragg and wife, Christine F. Gragg

Hereinafter called grantee(s), their heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in **Davidson** County, State of Tennessee, more particularly described as follows:

A CERTAIN TRACT OR parcel of land in Davidson County, Tennessee described as follows:

Land in the 4th Civil District of Davidson County, Tennessee, being Lot No. 11 on the Map of Fairway View Subdivision , of record in Book 2900, page 41, Register's Office for said County.

Said Lot No. 11 fronts 81.1 feet on the southerly side of Ryburn and extends back 297.87 feet on the westerl6y line and 293.2 feet on the easterly line, to a line in the rear on which it measures 56.53 feet.

Being the same property conveyed to Judith Anne Stafford , by QuitClaim Deed from Alan Lynn Stafford, recorded on 12/11/1998, of record in Book 11249, page 355 Register's Office for Davidson County, Tennessee. Also see Book 4837, page 479, of same said Register's Office.

THIS IS IMPROVED PROPERTY KNOWN AS: **205 Rayburn Drive, Old Hickory, TN 37138**

To have and to hold the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever, and we do covenant with the said grantees that we are 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, and we do further covenant and bind ourselves, our 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 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 my hand this April 3, 2002.

Judith A. Stafford

Judith A. Stafford, Grantor

Davidson County DEEDWARR
Recvd: 04/18/02 08:58 2pgs
Fees:13.00 Taxes:418.10

20020418-0047955

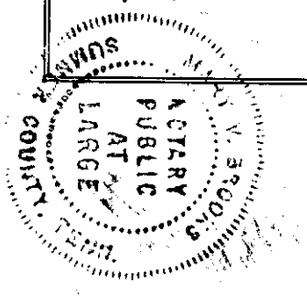
State of Tennessee
County of Davidson

On this day of April, 5, 2002, before me personally appeared **Judith A. Stafford, unmarried**, to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal.

My Commission Expires:
06/14/05

Mary D. Brooks
Notary Public



Warranty Deed

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