WARRANTY DEED

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

02B-6754

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 237,000.00

Nancy S. Baxter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF April, 2002

Notary Public

MY COMMISSION EXPIRES: 1/2[illegible]6
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN TITLE & ESCROW, INC., 213-A Ward Circle, Suite 101, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nancy S. Baxter (NAME)	Union Planters Bank, Nat. Assoc. (NAME)	MAP 172-1A
49 Nickleby Down (ADDRESS)	P.O. Box 3137 (ADDRESS)	PARCEL 35
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Memphis, Tennessee 38173-0137 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jeannette L. Merryman Lundborg and Thomas A. Lundborg

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nancy S. Baxter

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:

LAND in Davidson County, TN, BEING Lot No. 35 on the Plan of Copperfield, of record in Plat Book 6900, Page 555, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Thomas A. Lundborg, Jr., and Jeannette L. Merryman, as joint tenants with right of survivorship, by a deed from Homes by Heritage, Inc., as of record in Book 8011, page 616, said Register's Office. Said Thomas A. Lundborg, Jr., and Jeannette L. Merryman married subsequent to said conveyance.

Furthermore conveyed to Jeannette L. Merryman Lundborg by Quitclaim Deed of record in Book 8232, Page 424, Register's Office for Davidson County, TN.

Thomas A. Lundborg, spouse of Jeannette L. Merryman Lundborg, joins in this conveyance to relinquish any and all rights, especially marital rights, which he may have in said property by virtue of the marriage.

This conveyance is made subject to taxes for 2002 and subsequent years, easements and restrictions of record.

Davidson County DEEDWARR
Recvd: 05/02/02 09:23 2pgs
Fees:13.00 Taxes:876.90
20020502-0053872

unimproved ( )
This is improved (X) property, known as 49 Nickleby Down, Brentwood, TN 37027
(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 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 26th day of April 2002

Jeannette L. Merryman Lundborg by Thomas A. Lundborg, Attorney in Fact

Thomas A. Lundborg

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeannette L. Merryman Lundborg

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 26th day of April, 2002.

Commission expires 1/28/06

Notary Public

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas A. Lundborg, to me known to be the person who executed the foregoing instrument on behalf of Jeannette L. Merryman Lundborg, and acknowledged that he executed the same as his free act and deed of said Jeannette L. Merryman Lundborg, by virtue of Power of Attorney of record in Instrument No._____, Register's Office for said County.

Witness my hand and official seal at office, this 4/26/02.

Notary Public

My Commission expires: 1/28/06