02

Realty 48A

Prepared by:
Realty Title & Escrow
Company, Inc.
P.O. Box 1369
Brentwood, TN 37024-1369

CATHERINE R. VASS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN
MY COMMISSION EXPIRES MAY 30th 2004

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $139,900.00

Affiant

Subscribed and sworn to before me, this 30th day of April, 2002.

Notary Public
My commission expires: 05/30/04

Address of New Owner:	Send Tax Bills to:	Tax Information
Virginia K. Hailey	America's Wholesale Lender	172-08-0-B-
308 Masterpiece Court	P.O. Box 10212	020.00C0
Nashville TN 37211	Van Nuys, CA 91410	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Edward Q. Warner, Jr., married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Virginia K. Hailey and David Nicholls, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 20 on the Revised Final Plan of Bridle Downs, Phase 1, of record in Book 6900, Pages 701 – 703, and corrected in Book 8169, Page 240, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Edward Q. Warner, Jr., unmarried, by deed from Jonathan R. Welch and wife, Leslie T. Welch dated November 22, 1996, of record in Book 10269, page 518, Register's Office for said County.
Jamie L. Warner joins in this transaction to convey any interest, marital or otherwise, that she may have in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 308 Masterpiece Court, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 30th day of April, 2002.

Edward Q. Warner, Jr.

Jamie L. Warner

Davidson County DEEDWARR
Recvd: 05/06/02 08:35 2pgs
Fees:13.00 Taxes:517.63

20020506-0054954

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Edward Q. Warner, Jr. and Jamie L. Warner, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 30th day of April, 2002.

Catherine R. Vass
State of Tennessee at Large

My Commission expires 05/30/04

