THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
Washington Square, Suite 400
214 Second Avenue, North
Nashville, TN 37201-1476

WARRANTY DEED

State of Tennessee)
County of Wilson)

The actual consideration or value, whichever is greater, for this transfer is **$125,000.00**.

X _____
Affiant

Sworn to and subscribed before me this 3 day of December, 2002.

_____
NOTARY PUBLIC

My Commission Expires: 7-27-05

PICK-UP

Davidson County DEEDWARR
Recvd: 06/04/02 08:47 2pgs
Fees:13.00 Taxes:462.50
20020604-0067117

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Lawrence M. Sypert, Jr., etu	Same	Map 64-3-B
180 Sheila Ann Ct.		Parcel 123
Mt Juliet, TN 37122		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James H. Wakefield, Jr., and wife, Mariea C. Wakefield**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Lawrence M. Sypert and wife, Lisa A. Sypert**, hereinafter called "Grantee", their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee being Lot No. 144, Phase Nine, Brandywine Pointe, of record in Book 9700, page 184, Register's Office for Davidson, Tennessee, to which Plan reference is here made for a more complete and accurate description.
>
> Being the same property conveyed to James H. Wakefield, Jr., and wife, Mariea C. Wakefield, by deed from Brandywine Pointe Partners, L. P., a Tennessee Limited Partnership, of record in Book 10162, page 357, Register's Office for Davidson County, Tennessee.
>
> This is property known as 1425 Shannon Place, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, their heirs and assigns forever; and Grantor does covenant with the said Grantee that we 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 Grantor does further covenant and bind ourselves, our heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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 3 day of June, 2002.

James H. Wakefield, Jr.

Mariea C. Wakefield

State of Tennessee)
County of Wilson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **James H. Wakefield, Jr., and Mariea C. Wakefield**, the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 3 day of June, 2002.

NOTARY PUBLIC

My Commission Expires: 7-27-07