Davidson County DEEDWARR
Recvd: 06/04/02 11:08 2pgs
Fees:13.00 Taxes:414.40

20020604-0067336

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 112,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of May, 2002.

Notary Public

MY COMMISSION EXPIRES: 7-23-05

(AFFIX SEAL)

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 321 West Main Street, Suite 201, Lebanon, TN 37087

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua C. Effler and Michele M. Effler	ABN Amro Mortgage Group, Inc.	Map: 075-12-O
(NAME) 1105 Richard Lee	(NAME) P.O. Box 57068	Parcel 041.00
(ADDRESS) Hermitage TN 37076	(ADDRESS) Irvine, CA 92619-7068	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **DANNY L. WILBURN, JR. AND WIFE, KATHRYN M. WILBURN**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **JOSHUA C. EFFLER AND WIFE, MICHELE M. EFFLER**, hereinafter called the GRANTEE(S), 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, Tennessee, being all of Lot No. 59A, Revised - Section Four (First Revision), Meadows of Tulip Grove, according to plat thereof, recorded in Plat Book 9700, page 252, Register's Office for said County, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Danny L. Wilburn, Jr. and wife, Kathryn M. Wilburn by Warranty Deed of record in Book 10528, page 100, said Register's Office.

Restrictive Covenants, Easements and Additional Exceptions:

Any and all matters as shown on plat of record in Plat Book 9700, page 252, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 1105 Richard Lee, Hermitage, TN 37076
(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 GRANTEE(S), their heirs and assigns forever; and Grantors covenant with the said GRANTEE(S) that they 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 our hands this 30th day of May, 2002.

Danny L. Wilburn, Jr.

Kathryn M. Wilburn

STATE OF Tennessee

COUNTY OF Davidson

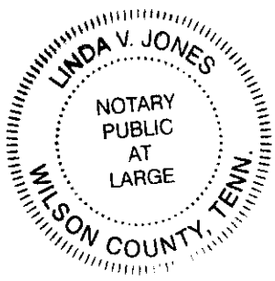
Before me, the undersigned Notary Public, personally appeared Danny L. Wilburn, Jr. and wife, Kathryn M. Wilburn who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of May, 2002.

Notary Public

My Commission Expires: 7-23-05

(SEAL)



Mail After Recording To:
David W. Kious
Southern Title Services, LLC
321 West Main Street, Suite 201
Lebanon, TN 37087