THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 192,000.00

Affiant

Subscribed and sworn to before me, this 31st day of May, 2002

Notary Public

My Commission Expires: 10-17-05

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
MARY BETH BOONE 2918 Westmoreland Drive Nashville, Tennessee 37212	CHASE MANHATTAN MORTGAGE 5409 Maryland Way Brentwood, Tennessee 37027	MAP 104-14 PARCEL 51

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED NINETY TWO THOUSAND AND NO/100-- ---------- ($ 192,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, we , JAY S. NOLLER AND WIFE, LISA E. WELLS hereinafter called the Grantors , have bargained and sold, and by these presents do transfer and convey unto MARY BETH BOONE, UNMARRIED hereinafter called the Grantee___, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 19 on the Map of Bransford Realty Company's Westmoreland Place of record in Book 421, page 16, Register's Office for Davidson County, Tennessee.

SAID Lot No. 19 fronts 65.0 feet on the northerly side of Westmoreland Drive and runs back between lines 185.0 feet to an alley and measures 90.0 feet thereon.

BEING the same property conveyed to Jay S. Noller and wife, Lisa E. Wells, by Warranty Deed and Irrevocable Power of Attorney from Michelle L. Donaldson, unmarried, of record as Instrument No. 200005240052093 in the Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 06/04/02 15:47 2pgs
Fees:13.00 Taxes:710.40
20020604-0067774

This is improved property known as 2918 Westmoreland Drive, Nashville, Tennessee 37212

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___, her heirs and assigns, forever.

GRANTOR s COVENANT___ with the said GRANTEE___ that they are lawfully seized and possessed of said land in fee simple, ha ve a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Bransford Realty Company's Westmoreland Place of record in Book 421, page 16, Register's Office for Davidson County, Tennessee.

GRANTOR_s FURTHER COVENANT___ and bind___ themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE___, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 31st day of May, 2002.

Jay S. Noller
JAY S. NOLLER

BY: Mitchell A. Watts
Mitchell A. Watts, Attorney in Fact

Lisa E. Wells
LISA E. WELLS

BY: Mitchell A. Watts
Mitchell A. Watts, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____, the bargainor____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal this _____day of _____.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____day of _____.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MITCHELL A. WATTS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JAY S. NOLLER and LISA E. WELLS, and acknowledged that he executed the same as the free act and deed of the said JAY S. NOLLER and LISA E. WELLS.

WITNESS my hand and seal this 31st day of May, 2002.

JOYCE D. JUBECK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Joyce D. Jubeck
Notary Public

My Commission Expires: 9-24-05