Davidson County DEEDWARR
Recvd: 06/05/02 15:30 2pgs
Fees:13.00 Taxes:436.60

20020605-0068432

WARRANTY DEED

G-GAMC-02-1809

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Vivian M. Lane
Affiant

Subscribed and sworn to before me, this 31st DAY OF May, 2002.

Brenna Daniels
Notary Public

MY COMMISSION EXPIRES: My Commission Expires SEP. 25, 2004
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vivian Marie Lane	Washington Mutual	
1809 Merritt St	(NAME) 3 Crowne Point Ct. ste 170	53-6-B-27
(ADDRESS) Old Hickory, Tennessee 37138	(ADDRESS) Cincinnati, OH 45241	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we ARNOLD W. HOSKINS AND WIFE SHIRLEY C. HOSKINS, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto VIVIAN MARIE LANE, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 153, on the plan of Phase Two, Waterford Subdivision, of record in Plat Book 7900, Pages 412 and 413, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description.

Being the same property conveyed to Arnold W. Hoskins and wife, Shirely C. Hoskins by deed dated 01/04/99 and recorded on 01/05/99 in book 11283, page 839, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1809 Merritt St, Old Hickory, Tennessee 37138
(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/our hand(s) this 31st day of May, 2002.

Arnold W. Hoskins

Arnold W. Hoskins

Shirley C. Hoskins

Shirley C. Hoskins

STATE OF Tennessee

COUNTY OF Davidson

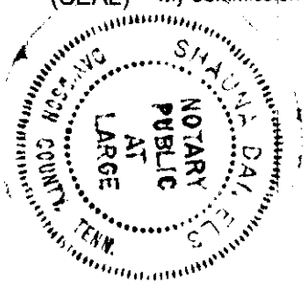
Before me, a Notary Public of the County and State first above written, do hereby certify that Arnold W. Hoskins and wife Shirley C. Hoskins personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 31st day of May, 2002.

Shawna Daniels
Notary Public

My Commission Expires:

(SEAL) My Commission Expires SEP. 25, 2004



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903