OLD REPUBLIC

National Title Insurance Company
201 Fourth Avenue North, Suite 150
Nashville, Tennessee 37219-2011

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 235,000.00

BOX 2

Affiant

SUBSCRIBED AND SWORN TO BEFORE, THIS THE ____ DAY OF May, 2002

NICHOLE G. LANDERS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

Notary Public

My Commission expires: 2/20/2006

THIS INSTRUMENT PREPARED BY:

Devereaux D. Cannon, Jr., Attorney, 201 Fourth Avenue, North, Nashville, TN 37219

NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
WAYNE LEE WELLS	**SunTrust Bank**	155-08-C-132 CO
(NAME)	(NAME)	
1308 Forest Oaks Court North	**1 Park Place, N.E.**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Atlanta, GA 30303**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 235,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

GREGORY H. GILBERT A/K/A GREG GILBERT AND WIFE, JORDANA P. GILBERT

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

WAYNE LEE WELLS AND WIFE, KRISTEN KANIES WELLS

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 132 on the Plan of Poplar Creek, a Planned Unit Development, Phase II, of record in Book 6900, pages 339 through 347, as amended in Book 7900, page 888 and 889, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Gregory H. Gilbert a/k/a Greg Gilbert and wife, Jordane P. Gilbert, by deed from Claudia A. Hazatone, as Trustee of the Claudia A. Hazatone Living Trust, dated March 20, 2001, of record in Instrument No. 20011011-0110693, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

(See Attached Exhibit "A")

Davidson County DEEDWARR
Recvd: 06/07/02 12:39 3pgs
Fees:18.00 Taxes:869.50

20020607-0069597

This is unimproved ( ) improved (X) property, known as 1308 Forrest Oaks Court North, Nashville, TN 37221

(House Number) (Street) (City) (State) (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. We do covenant with 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 set forth herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 15th day of May, 2002.

Notary

GREGORY H. GILBERT a/k/a GREG GILBERT

Notary

JORDANA P. GILBERT

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named GREGORY H. GILBERT a/k/a GREG GILBERT, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 15th day of March, ____.

My Commission expires:

11/29/03

Notary Public

STATE OF TENNESSEE }
County of DAVIDSON }

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

Witness my hand and official seal at office this 15 day of March, 2003

My Commission expires:

11/29/03

Notary Public

STATE OF TENNESSEE }
County of }

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

Witness my hand and official seal at office this ____ day of ____, ____.

My Commission expires:

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared ____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the ____ of ____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by ____self as such officer (or partner).

Witness my hand and official seal at office this ____ day of ____, ____.

My Commission expires:

Notary Public

EXHIBIT "A"

1. Matters shown on the Plan of record in Book 6900, page (s) 339-347, and amended in Book 7900, pages 888 and 889, said Register's Office.

2. Subject to the Declaration of Covenants, Conditions and Restrictions of record in Book 6474, page 346, Book 6486, page 587, Book 662, page 433, Book 6804, page 536, Book 6987, page 966, Book 7270, page 648, Book 7964, page 33 and Book 9472, page 824, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

3. Davidson County Taxes for 2002, which have been prorated and assumed by the Grantee.