This instrument prepared by:
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Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 06/11/02 12:42 2pgs
Fees:13.00 Taxes:410.70
20020611-0070905

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Gaye Isbell Kelly **1517 Rosebank Avenue** **Nashville, TN 37206**	**Wells Fargo Home Mtg., Inc.** **P. O. Box 5137** **Des Moines, IA 50306-5137**	**73-13-140**

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Thomas E. Ervin, unmarried**, hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Gaye Isbell Kelly**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Being Lot No. 39 on the Plan of Mailan Heights, of record in Plat Book 1835, page 90, 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 Thomas E. Ervin, unmarried, by deed from Bank of America, NT and Security Pacific National Bank of record in Book 9023, page 24, Register's Office of Davidson County, TN.

SUBJECT TO THE FOLLOWING:

1. 2002 Taxes are a lien, but not yet due and payable.
2. All matters on the Plan of record in Plat Book 1835, page 90, RODC, TN.
3. Subject to any and all building and zoning regulations of City, County and State.

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 I COVENANT with the said Grantee(s) that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND I FURTHER covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, her 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.

This ( ) unimproved (X) improved property is known as: 1517 Rosebank Avenue, Nashville, TN 37206

WITNESS MY HAND(S) THIS 5th DAY OF JUNE, 2002 IN FRANKLIN, TENNESSEE.

SELLER: Thomas E. Ervin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, Thomas E. Ervin, the within named bargainor(s) with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand this 5th day of June, 2002 in Franklin, TN.

Notary Public

My Commission Expires: 2/5/06

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $111,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 5th day of June, 2002, in Franklin, Tennessee.

Notary Public

My Commission Expires: 2/5/06