Davidson County DEEDWARR
Recvd: 06/14/02 09:39 2pgs
Fees:13.00 Taxes:429.20

20020614-0072413

NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 116,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of June, 2002.

Notary Public

MY COMMISSION EXPIRES: 05/15/04

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 2637 Murfreesboro Pike, Nashville, TN 37217

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frederick A. Belton and Debra S. Lee	Irwin Mortgage Corporation	Map: 108-4-97.00
(NAME) 825 Fitzpatrick ~~Drive~~ Road	(NAME) P.O. Box 23550	Parcel:
(ADDRESS) Nashville TN 37214	(ADDRESS) Jacksonville, Fl. 32241-3550	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, JOHN W. BUNCE AND WIFE, BETTY J. BUNCE, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto FREDERICK A. BELTON AND WIFE, DEBRA S. LEE, hereinafter called the GRANTEES, 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. 276, Section Three, Larchwood, as shown by plat appearing of record in Plat Book 5200, page 540 as corrected in Plat Book 6626, page 420, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to John W. Bunce and wife, Betty J. Bunce by Warranty Deed of record in Book 6318, page 343, Register's Office for Davidson County, Tennessee.

Restrictive Covenants, Easements and Additional Exceptions:

Restrictions of record in Book 6076, page 69 as amended in Book 6122, page 482; Deed to Metro for Sewer in Book 7681, page 611; Deed to Metro for Water Main in Book 7681, page 617; and, any and all matters as shown on plat of record in Plat Book 5200, page 540 as corrected in Plat Book 6626, page 420; all of the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (x) property, known as 825 Fitzpatrick Drive, Nashville, TN 37214
(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 Grantors covenant with the said GRANTEES 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 Grantees 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 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 our hands this 5th day of June, 2002.

John W. Bunce

Betty J. Bunce

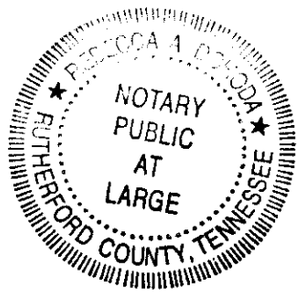
STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared John Bunce and wife, Betty Bunce who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 5th day of June, 2002.

Notary Public Rebecca A. Dohoda



My Commission Expires: 05/15/04

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
2637 Murfreesboro Pike
Nashville, TN 37217