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WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/25/02 16:05 2pgs
Fees:13.00 Taxes:381.10

20020625-0076436

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 103,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF June, 2002

Notary Public

MY COMMISSION EXPIRES: 7/26/03
(AFFIX SEAL)

ANDREW B. GIBSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE
My Commission Expires July 26, 2003

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP AND PARCEL NUMBERS
Lynwood R. Humphries, Jr. (NAME)	Wells Fargo Home Mortgage, Inc. (NAME)	MAP 150-11-0
3409 New Towne Road (ADDRESS)	4456 Corporation Lane, Suite 100 (ADDRESS)	PARCEL 113.00
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Virginia Beach, VA 23462 (CITY) (STATE) (ZIP)	150-11-0 113.00

FOR AND 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, WE, Kevin B. Sport and wife, Karen R. Sport

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lynwood R. Humphries, Jr. and wife, Elizabeth D. Humphries

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 Lot No. 212 on the Plan of Towne Village of the Country, Section III, as of record in Plat Book 5200, page 268 and 269, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Kevin B. Sport and wife, Karen R. Sport, by deed from Stephen M. deGraauw and Julia deGraauw, of record in Book 9964, page 779, said Register's Office.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

Jason Jent executes this instrument on behalf of Kevin B. Sport pursuant to Limited Power of Attorney recorded in Instrument No 20020625-0076427 said Register's Office.

Jason Jent executes this instrument on behalf of Karen R. Sport pursuant to Limited Power of Attorney recorded in Instrument No 20020625-0076428 said Register's Office.

unimproved ( )
This is improved (X) property, known as 3409 New Towne Road, Antioch, TN 37013
(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 our hand s this 24th day of June, 2002

Kevin B. Sport by: Jason Jent Atty IN FACT
Kevin B. Sport

Karen R. Sport by: Jason Jent Atty IN FACT
Karen R. Sport

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, Jason Jent, 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 Kevin B. Sport and wife, Karen R. Sport, and who acknowledged that he executed the same as the free act and deed of Kevin B. Sport and wife, Karen R. Sport.

Witness my hand and official seal this 24 day of ~~June~~, 2002.

Notary Public

My Commission Expires: 7/26/03

ANDREW B. GIBSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires July 26, 2003