Space reserved for recording information:

Escrow Services of Tennessee, LLC
100 Winner's Circle, #150
Brentwood, TN 37027

WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 21st DAY OF JUNE, 2002.

(Affix Seal)

Notary Public

My Commission Expires: 9-28-02

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 28, 2002

Preparer's File #-02F0513

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
100 Winners Circle, suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Dwayne T Hanvey	Wells Fargo Home Mortgage	107-14-008
910 Kipling Drive	4456 Corporation Lane	
Nashville, TN 37217	Virginia Beach, VA 23462	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, MARY KATHERINE RICHARDSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto DWAYNE T HANVEY, hereinafter called the Grantee(s), their heirs and assigns, that 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. 67 on the Plan of Miro Meadows, as of record in Book 1424, pages 94 and 95, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mary Katherine Richardson by QuitClaim Deed from Charles Richardson and Mary K. Richardson of record in Book 5535, page 26, executed on 10/22/1979, and filed on 11/26/1979, Register's Office for Davidson County, Tennessee.

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

( ) unimproved
This is (X) improved property known as **910 Kipling Drive, Nashville, Tennessee 37217**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 **21st** day of **June, 2002**:

Mary Katherine Richardson

Mary Katherine Richardson

Davidson County DEEDWARR
Recvd: 07/05/02 15:03 1pgs
Fees:13.00 Taxes:344.10

20020705-0081310

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARY KATHERINE RICHARDSON, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville TN, this 21st day of June, 2002.

Notary Public

My Commission Expires: 9-28-02

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 28, 2002