After Recording Return To:
Nations Title Agency, Inc.
BOX 33B 5214 Maryland Way, Suite 208
Brentwood, TN 37027

027N01417

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **19th** day of **June, 2002, by and between WANDA J. BRYANT, AN UNMARRIED WOMAN, hereinafter called Grantor, and JOHN J. DRISCOLL, AN UNMARRIED MAN, hereinafter called Grantee.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, WANDA J. BRYANT, AN UNMARRIED WOMAN, Grantor, does hereby bargain, sell, transfer and convey unto JOHN J. DRISCOLL, AN UNMARRIED MAN, hereinafter referred to as Grantee, his successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1215 WINDING WAY, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his successors and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds herself and her successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his successors heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

Wanda J Bryant
WANDA J. BRYANT
Signature of Seller

Davidson County DEEDWARR
Recvd: 07/09/02 15:38 3pgs
Fees:18.00 Taxes:780.70

20020709-0082645

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, WANDA J. BRYANT, AN UNMARRIED WOMAN, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **19th** day of June, 2002.

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

JOHN J. DRISCOLL, AN UNMARRIED MAN

1215 WINDING WAY
NASHVILLE, TN 37216

Property Address:

1215 WINDING WAY
NASHVILLE, TN 37216

Person Responsible for Taxes:
WELLS FARGO HOME MORTGAGE, INC.
~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~
3601 MINNESOTA DR., STE. 200
BLOOMINGTON, MN 55435

Map & Parcel #: MAP 61-8, PARCEL 118

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **~~$221,000.00~~** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

$221,000.00

Affiant

Sworn to and subscribed before me, a Notary Public, this **19th** day of **June, 2002.**

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMMISSION EXPIRES JAN. 25, 2003

My Commission Expires: _____

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being parts of Lots Nos. 5 and 8, and all of Lots. Nos. 6 & 7, of Block "D" on the plan of Jackson Park Subdivision, Section 2, of record in Plat Book 843, page 21, Register's Office for said County and being described according to a survey by John Kohl, surveyor, dated 92076 as follows:

BEGINNING at a point in the northerly margin of Winding Way, said point being westwardly 30 feet from the common front corner of Lots Nos. 8 and 9 on said plan; thence with the northerly margin of Winding Way westwardly 140 feet to the beginning of a curve to the right having a radius of 20 feet; thence around said curve to the right, a distance of 31.4 feet to a point in the easterly margin of Hedgewood Drive; thence with the easterly margin of Hedgewood Drive northwardly 130.54 feet to a point; said point being westwardly 12 feet from the common rear corner of Lots Nos. 5 and 6 on said plan and being the northwest corner of the herein described property; thence with the rear lines of lots Nos. 5, 6, 7, and 8 on said plan, eastwardly 167 feet to a point, said point being westwardly 31 feet from the common rear corner of Lots No. 8 & 9 on said plan; thence southwardly 162.25 feet more or less to the point of beginning.

The legal description used in the prior deed of record not accurately describe the subject property. However, the prior deed of record in Book 5075, page 492, the legal description used above and does more accurately describe the property being conveyed.

BEING the same property conveyed to WANDA J. BRYANT, AN UNMARRIED WOMAN, from THOMAS H & WIFE MEREDITH DEVOURSNEY, of record in Book 10965, Page 230 Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2002 and subsequent years, A LIEN, not yet due and payable (MAP 61-8, PARCEL 118).

2. All matters as set forth on the Plan of Jackson Park Subdivision, Section 2, of record in Plat Book 843, page 21, said Register's Office, which plan includes a 30-foot minimum building setback line from Winding Way.