RECORD & ~~RETURN~~ TO:
~~FILE BOX 36~~

22-1-468

WARRANTY DEED

Return to:

LENDER'S TITLE and ESCROW, LLC.
501 CORPORATE CENTRE DRIVE
SUITE 460
FRANKLIN, TENNESSEE 37067
PH: 615-778-9255 FAX: 778-9015

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $143,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th DAY OF JUNE, 2002.

NOTARY PUBLIC

My Commission Expires: 3/26/05

NOTARY PUBLIC LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 07/10/02 14:36 2pgs
Fees:13.00 Taxes:529.10

20020710-0083114

THIS INSTRUMENT WAS PREPARED BY:
J. Michael Morgan
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File# 18426

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Page McMullen & David Sears 412 Bushnell Street Nashville, TN 37206	America's Wholesale Lender 750 Old Hickory Blvd, Ste 150 Brentwood, TN 37027	083-10-116

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Troy A. Vest and wife, Amy Vest, hereinafter called **"GRANTORS"** have bargained and sold, and by these presents do transfer and convey unto Page McMullen, unmarried and David Sears, unmarried, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lots Nos. 72 and 73 on the Map of McEwen Place, as of record in Book 332, page 133, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 72 and 73 front together 60 feet on the westerly side of Bushnell Street and run back between parallel lines 136 feet to an alley.

Being the same property conveyed to Troy A. Vest, by Deed from John M. Carter, unmarried, of record in Book 10587, page 547, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2002 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Matters shown on plan of record in Book 332, page 133, Register's Office for Davidson County, Tennessee; and
3. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at: 412 Bushnell Street, Nashville, TN 37206.

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 do 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 GRANTORS do 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 28 day of June, 2002.

Troy A. Vest

Amy Vest

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On June 28, 2002, before me personally appeared Troy A. Vest and Amy Vest to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal this 28 day of June, 2002.

NOTARY PUBLIC

My Commission Expires: 7/30/05