PLEASE RETURN TO:
CASTLEMAN TITLE & ESCROW, INC.
WILLIAM D. CASTLEMAN, ATTORNEY
110 GLANCY STREET, SUITE #112
GOODLETTSVILLE, TN 37072

Davidson County DEEDWARR
Recvd: 07/11/02 10:19 2pgs
Fees:13.00 Taxes:880.60
20020711-0083432

47

Prepared by: Lehman Land Title, Inc., 6 Cadillac Drive, Suite 190, Brentwood, Tennessee 37027

Seller: Fagan
Order No.: 14002

4038982

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO: MAP & PARCEL
Duane B. Wyatt (Name)	AmSouth Bank, N.A. MAP 130-13 (Name)
309 Maybelle Lane (Street Address or Route Number)	2050 Parkway Office Circle PARCEL 1 (Street Address)
Nashville, Tennessee 37205 (City) (State) (Zip)	Birmingham, Al 35244 (City) (State) (Zip)

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars and other good and valuable consideration paid to J. Andrew Fagan and wife, Stacia D. Fagan (hereinafter referred to as Grantor, whether one or more) by
Duane B. Wyatt and wife, Ann E. Wyatt
(hereinafter referred to as Grantee, whether one or more), Grantors have this day bargained and sold, and does hereby transfer and convey unto the Grantee herein, his successors, heirs and assigns, certain real property in Davidson County, Tennessee, as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Warner Courts, as of record in Plan Book 2083, Page 97, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to J. Andrew Fagan and wife, Stacia D. Fagan by deed from David W. Richard and wife, Lisa F. Richard of record in Book 11411, Page 996, Register's Office for Davidson County, TN.

TAX PARCEL NO.: 130-13-1

Unimproved ( )
This is improved (x) property, known as 309 Maybelle Lane
(House Number) (Street) (P.O. Address)

Nashville, TN 37205
(City or Town)

This conveyance is made and accepted subject to the lien for current taxes and other assessments and all valid and subsisting restrictions, reservations, conditions, limitations, encumbrances, covenants, exceptions and easements as may appear of record, if any, affecting the above described property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees their successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in **fee simple**, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

The singular number shall include the plural, the plural the singular, and use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 11 day of June, 2002, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

J. Andrew Fagan

Stacia D. Fagan

STATE OF Alabama

COUNTY OF Jefferson

Personally appeared before me, Virgie L. Jones, a Notary Public in and for said County and State, J. Andrew Fagan, the within named bargainor, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Birmingham, Alabama, this 14 day of June, 2002.

My Commission Expires: May 27, 2005

Virgie L. Jones
Virgie L. Jones Notary Public

STATE OF Alabama

COUNTY OF Jefferson

Personally appeared before me, Virgie L. Jones, a Notary Public in and for said County and State, Stacia D. Fagan, the within named bargainor, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Birmingham, Alabama, this 14 day of June, 2002.

My Commission Expires: May 27, 2005

Virgie L. Jones
Notary Public

I hereby swear or affirm that the actual consideration for this transfer of property or interest in property is $ 238,000.00 which amount is equal to or greater than that which the property or interest would command at a fair or voluntary sale.

Doris Colley

STATE OF TENNESSEE

COUNTY OF Davidson

SWORN TO AND SUBSCRIBED TO BEFORE ME this the 25 day of June, 2002.

My Commission Expires: 10/25/03
(Affix Seal)

Bertie Jo Whitaker
Notary Public

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
October 25, 2003
STATE OF TENNESSEE