RETURN TO
Taylor Title & Escrow, Inc.
51 Century Blvd., Suite 130
Nashville, TN 37214

1229

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $56,000.00.

Subscribed and sworn to before me, this 12th day of August, 2002.

Affiant

Notary Public

JAMIE L. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
My Commission Expires
MY COMMISSION EXPIRES SEPTEMBER 24, 2005

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/15/02 09:42 2pgs
Fees:13.00 Taxes:207.20
20020815-0098800

THIS INSTRUMENT WAS PREPARED BY
TAYLOR TITLE & ESCROW, INC.
51 CENTURY BLVD. SUITE 130
NASHVILLE, TENNESSEE 37214

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
RONNIE L. LEE and wife, ANN G. LEE and Geneva Faye McClure 168 BROOKE CASTLE DRIVE HERMITAGE, TN 37076 MAP & PARCEL NO. 075-08-0-A/069.00 CO	WELLS FARGO HOME MORTGAGE, INC. 6701 CARMEL ROAD, SUITE 110 CHARLOTTE, NC 28226

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

JOHN R. POLACEK and wife, JOLIE M. POLACEK,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

RONNIE L. LEE and wife, ANN G. LEE, and GENEVA FAYE MCCLURE, as joint tenants with right of survivorship, not tenants in common,

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A certain condominium unit in Davidson County, Tennessee, described as follows:

Unit No. 168, in a Horizontal Property Regime as shown on the condominium site plan of Brooke Castle Condominiums, as of record in Plat Book 6250, page 627, as amended in Deed Book 6680, page 905, and re-recorded in Deed Book 6727, page 762; Revised in Plat Book 6250, page 691, as amended in Deed Book 6919, page 671, in the Register's Office, Davidson County, Tennessee.

Being the same property conveyed to John R. Polacek, unmarried, by Warranty Deed from Darryl J. Jones, and wife, Clarissa C. Jones, dated July 26, 1996, and filed of record on July 31, 1996, in Book 10138, page 494, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (A) TAXES FOR THE YEAR 2002, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S); (B) ALL MATTERS APPEARING ON THE PLAN OF RECORD IN PLAT BOOK 6250, PAGE 691; (C) CHARTER OF RECORD IN BOOK 6519, PAGE 739, AS AMENDED IN BOOK 7570, PAGE 312 AND BOOK 7866, PAGE 374; (D) MASTER DEED OF RECORD IN BOOK 6519, PAGE 747, AS AMENDED IN BOOK 6727, PAGE 762; BY-LAWS AS OF

RECORD IN BOOK 6519, PAGE 768; AND (D) ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS AND SETBACK LINES, IF ANY, EASEMENTS AND RIGHTS-OF-WAY FOR PUBLIC UTILITIES OF RECORD, SAID REGISTER'S OFFICE.

THIS IS IMPROVED PROPERTY KNOWN AS: 168 BROOKE CASTLE DRIVE, HERMITAGE, TN 37076

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, 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 MY HAND THIS 12TH DAY OF AUGUST, 2002.

JOHN R. POLACEK

JOLIE M. POLACEK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of August, 2002, before me personally appeared John R. Polacek and wife, Jolie M. Polacek, to me known to be the person described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.

My Commission Expires:

JAMIE L. TAYLOR
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

Notary Public

MY COMMISSION EXPIRES SEPTEMBER 24, 2005

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WARRANTY DEED

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