[Space Above This Line for Recording Data]

WARRANTY DEED

This Indenture made this **5th** day of **August, 2002** between **Brian A. King, an unmarried man, ,** GRANTOR, and **Michael D. Wells, an unmarried man ,** as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit:

BEING Lot No. 142 S.A. Champion's Subdivision of Certain Lots in the Harding Plan recorded in Plat Book 161, page 132, Register;s Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Brian A. King by Warranty Deed from Katherine Mealy and Tee Peacock of record in Instrument No. 20000814008402, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Book 161, page 132, Register's Office for Davidson County, Tennessee.

Subject to any easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

Improved property known as 1510 23rd Avenue North Nashville, Tennessee 37013.

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(s), their heirs and assigns, forever; and we do covenant with 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **5th** day of **August, 2002.**

Brian A. King by Robert K. Saul as atty in fact

Brian A. King

Davidson County DEEDWARR
Recvd: 08/27/02 12:08 2pgs
Fees:13.00 Taxes:277.50

20020827-0103478

County of Davidson

State of Tennessee

On the 5th day of August, 2002, before me personally appeared _____, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Brian King, as his/her attorney in fact and acknowledged that _____ executed the same as the free act and deed of the said Brian King. Said Power of Attorney being recorded in Book _____, page _____, Register's Office for said County and State.

200208270103477

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $75000

Affiant

Subscribed and sworn before me this 5th day of August, 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

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Prepared by:
Equity Search, Inc.
2323 21st Avenue S., Fifth Floor
Nashville, TN 37212

Address of New Owner
Michael D. Wells
1510 23rd Avenue North
Nashville, Tennessee 37208

Send Tax Bills to:
America's Wholesale Lender
750 Old Hickory Blvd., Su. 100
Brentwood, TN 37027

Map & Parcel Number:

Map 081 Group 15-0 Parcel 21