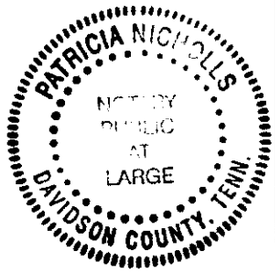
FILE BOX 45

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 144,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF August, 20 02

Notary Public

MY COMMISSION EXPIRES: January 29, 2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cheryl A. Leighton	Wells Fargo Home Mortgage, Inc.	MAP 105-9
(NAME)	(NAME)	
933 Acklen Avenue	P.O. Box 5137	PARCEL 39
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Des Moines, IA 50306-5137	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Gregory E. Wood, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cheryl A. Leighton and Robert D. Hartman, both unmarried As Joint Tenants with Right of Surviorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING the westerly part of Lot No. 41 in the Waverly Land Company's Plan of Lots, called Waverly Place, of record in Book 57, Page 95, Register's Office for Davidson County, Tennessee, and described according to a survey made by Wm. Collier Parrish Associates, Civil Engineers, dated July 11, 1959, as follows:

BEGINNING at the southeast corner of Acklen Avenue, formerly Prospect Avenue and 10th Avenue South, formerly Jewett Avenue; thence with the southerly margin of Acklen Avenue, easterly 58 feet; thence southerly 202 feet to a point on the northerly margin of an alley 60-1/2 feet easterly from the easterly margin of 10th Avenue South; thence westerly with the northerly margin of said alley 60-1/2 feet to the easterly margin of 10th Avenue South; thence with the easterly margin of said Avenue, northerly 200 feet to the beginning.

BEING the same property conveyed to Gregory E. Wood, unmarried, by deed from Janice A. Dunn Lewis, Michelle M. Dunn Carter, and Sylvester Louis Oscar Dunn, Sole Heirs of the Estate of Lois R. Dunn, of record in Book 11462, Page 578, and re-recorded in Book 11475, Page 734, Register's Office for said County.

This conveyance is made subject to: (1) 2002 taxes, which have been prorated

CONTINUED

unimproved ( )
This is improved (X) property, known as 933 Acklen Avenue, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 26th day of August, 20 02

Gregory E. Wood

Gregory E. Wood

Davidson County DEEDWARR
Recvd: 08/29/02 12:21 2pgs
Fees:13.00 Taxes:532.80

20020829-0104742

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gregory E. Wood, unmarried

the bargainor _____, with whom I am personally acquainted or proved 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 Nashville, Tennessee, this 26th day of August 20 02.

Commission expires January 29, 2005

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted(or proved to me on the basis of satisfactory evidence) and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 20_____.

PATRICIA NICHOLLS NOTARY PUBLIC LARGE DAVIDSON COUNTY, TENN.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 57, Page 95, said Register's Office.