	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 103,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of September, 2002. Notary Public MY COMMISSION EXPIRES: 01/26/05 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, Three Maryland Farms, Suite 150, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael D. Pulice and Lee Ann Reed	Wells Fargo Home Mortgage, Inc	Map: 043-01-0-157.00
(NAME) 1212 Sylvia Drive	(NAME) P.O. Box	Parcel:
(ADDRESS) Madison TN 37115	(ADDRESS) Springfield, OH	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, KENNETH H. MORGAN AND WIFE, HELENA JILL MORGAN, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto MICHAEL D. PULICE AND LEE ANN REED, 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:

Land in Davidson County, Tennessee, being all of Lot No. 10, Oakwood Subdivision, as shown by plat appearing of record in Plat Book 5210, page 149, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Kenneth H. Morgan by Warranty Deed of record in Book 10593, page 291, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Restrictive Covenants of record in Book 5612, page 255; and, any and all matters as shown on plat of record in Plat Book 5210, page 149; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 1212 Sylvia Drive, Madison, TN 37115
(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 Grantors 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors 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 11th day of September, 2002.

Kenneth H. Morgan

Helena Jill Morgan

Davidson County DEEDWARR
Recvd: 09/13/02 09:56 2pgs
Fees:13.00 Taxes:381.10
20020913-0111638

20021503

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Kenneth H. Morgan and wife, Helena Jill Morgan who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 11th day of September, 2002.

Notary Public

My Commission Expires: 4/26/05

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
Three Maryland Farms, Suite 150
Brentwood, TN 37027