FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 93,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF September 20 02

Notary Public

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

Davidson County DEEDWARR
Recvd: 09/25/02 10:14 2pgs
Fees:13.00 Taxes:344.10
20020925-0116842

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

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
Peter Wagner (NAME)	One Source Mortgage, LLC (NAME)	MAP 43-01-0
1139 Pierce Rd. (ADDRESS)	1321 Murfreesboro Road (ADDRESS)	PARCEL 91
Madison, TN 37115 (CITY) (STATE) (ZIP)	Nashville, TN 37217 (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, Patricia Slate and Norman Slate, Devisees of the Estate of I. G. Slate (a/k/a Glendle Slate)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Peter Wagner, a married man

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 the southerly 120 feet of the northerly 270 feet of Lot "T" on the corrected Map of W.P. Ready's Subdivision of the E.H. Thornton Tract, as of record in Book 332, Page 110, Register's Office for said County, and more particularly described according to a survey by N.G. Jenkins, Surveyor, 10-9-53, as follows:

Beginning at a point on the westerly side of Pierce Road 274 feet north of Shannon Avenue; thence in a westerly direction following H.H. Traughber's northerly line 319 feet to a point; thence in a northerly direction 120 feet to a point; thence 319.5 feet in an easterly direction to Pierce Road; thence following Pierce Road in a southerly direction 120 feet to the point of beginning.

BEING the same property conveyed to I.G. Slate and wife, Viola G. Slate by Installment Deed from A.C. Dunkleberger and wife, Pauline S. Dunkleberger, of record in Book 2280, Page 298, Register's Office for said County. The said I.G. Slate and wife, Viola G. Slate now being deceased. The said Viola G. Slate having predeceased I.G. Slate. I.G. Slate died leaving as Sole Heirs the Grantors herein. See also Probate File #01P-1695 of record in Probate Court of Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved (X) property, known as 1139 Pierce Rd., 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 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 our hand s this 24th day of September, 20 02

Patricia Slate

Norman Slate

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 20_____ .

Commission expires _____ _____

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_____ .

My commission expires _____ _____

Notary Public

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 Patricia Slate and Norman Slate, Devisees of the Estate of I.G. Slate, a/k/a Glendle Slate, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they are Devisees of the Estate of I.G. Slate, a/k/a Glendle Slate and as such Devisees, they are authorized to execute this instrument on behalf of the Estate.

Witness my hand, at office, this 24th day of September, 2002.

My Commission Expires: 1/29/05

NOTARY PUBLIC

LEGAL DESCRIPTION CONTINUATION:

I.G. Slate and Glendle Slate being one and the same person.

This conveyance is made subject to: (1) 2002 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plat of record in Book 332, page 110, said Register's Office.

PATRICIA NICHOLLS NOTARY PUBLIC DAVIDSON COUNTY, TN