This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.

211 Donelson Pike, Suite 2, P. O. BOX 140255
Nashville, Tennessee 37214

ADDRESS NEW OWNER:
Jerry Wayne Brockus
1246 Kenmore Place
Nashville, Tennessee 37216

MORTGAGEE:
Wells Fargo Home Mortgage
6701 Carmel Rd., Suite 110
Charlotte, NC 28226

Davidson County DEEDWARR
Recvd: 10/08/02 15:59 2pgs
Fees:13.00 Taxes:262.70



20021008-0122964

SEND TAX BILL TO:
Mortgagee

MAP	**72**
GROUP	**7**
PARCEL	**149**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Gregory Mayo, unmarried** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Jerry Wayne Brockus**, unmarried, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Described property located in Davidson County, Tennessee, to wit:

Being the easterly one-half of Lot Number 71 and easterly one-half of the northerly 50 feet of Lot Number 52, on the Map of Kenmore Place, as of record in Book 332, Page 32 and 33, Register's Office for Davidson County, Tennessee. Said parts of said lots front 50 feet on the southerly side of Kenmore Place, formerly Warner Avenue and run back between parallel lines 300 feet to a dead line

Being the same property conveyed to Gregory Mayo by deed from Secretary of Housing and Urban Development dated June 21, 2002, of record in Instrument no. 20020624-0075444, Register's Office for Davidson County, Tennessee.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:

1. Taxes resulting from supplemental, revised or corrected assessments under T.C.A., section 67-5-603, et. seq.

2. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 332, page 32-33, Register's Office for Davidson County, Tennessee.

3. Subject to all covenants, subdivision restrictions, easement and other matter of record in Plat Book 332, page 32-33, said Register's Office.

4. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

5. Subject to Unrecorded easements, discrepancies or conflicts in boundary lines, shortage in area and encroachments which an accurate and complete survey would disclose.

6. Subject to any Homeowner Association dues and/or fees, if any, of record in Register's Office for said County.

This is improved property known as 1246 Kenmore Place, Nashville, Tennessee 37216.

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", his heirs and assigns, forever, and,

GRANTOR does covenants with the said "GRANTEE" that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

"GRANTOR", does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and his 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 the 30th day of September, 2002.

Gregory Mayo

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Gregory Mayo**, 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 Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of September, 2002.

NOTARY PUBLIC

REBECCA R. [illegible] NOTARY PUBLIC AT LARGE WILSON CO., TN

My Commission Expires: My Commission Expires September 13, 2003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $71,000.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of September, 2002.

NOTARY PUBLIC

REBECCA [illegible] NOTARY PUBLIC AT LARGE WILSON CO., TN

My Commission Expires: My Commission Expires September 13, 2003