Davidson County DEEDWARR
Recvd: 10/10/02 10:28 2pgs
Fees:13.00 Taxes:381.10

20021010-0124137

Realty Title
48A

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

JAY H. SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $103,000.00

Affiant

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

Notary Public
My commission expires: 05/28/06

Address of New Owner:	Send Tax Bills to:	Tax Information
Adam M. Dean 5655 Amalie Drive Nashville TN 37211	WELLS FARGO Home Mortgage Inc. 8701 Carmel Rd. STE 110 Charlotte NC 28226	19-161.11 26

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Edward L. Sudbury and wife, Nancy A.Sudbury, hereinafter referred to as Grantors, have bargained and sold, and do h ereby transfer and convey to Adam M. Dean and wife, Andrea S. Dean, hereinafter called the Grantees, their successors 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 Lot No. 335 on the Plan of Huntington Park, Section 3, of record in Plat Book 4460, page 68, Register's Office for said County, to which plan reference i s h ereby m ade f or a m ore complete legal description.
>
> Being the same property conveyed to Edward L. Sudbury and wife, Nancy A. Sudbury by deed from Marcos A. Garcia and wife, Magda R. Garcia of record in Book 5204, page 36, Register's Office for said County.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 5655 Amalie Drive, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 30th day of September, 2002.

Edward L. Sudbury

Nancy A.Sudbury

STATE OF Fl
COUNTY OF Pinellas

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Edward L. Sudbury and Nancy A.Sudbury, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Pinellas County, Fl, this 30th day of September, 2002.

Vanessa F. Silvey
Notary Public

VANESSA F. SILVEY
MY COMMISSION # CC 942711
EXPIRES: August 13, 2004
Bonded Thru Notary Public Underwriters

My Commission expires
8/13/2004