WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/18/02 14:19 2pgs
Fees:13.00 Taxes:341.88

20021018-0128340

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 344,000.00

David W. Nicks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF October 2002

Diane L. Pierce
Notary Public

MY COMMISSION EXPIRES March 25, 2006
(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE My Commission Expires MAR. 25, 2006

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David W. Nicks (NAME)	Washington Mutual Bank, FA (NAME)	MAP 84-14
2319 Dundee Lane (ADDRESS)	9451 Corbin Avenue (ADDRESS)	PARCEL 132
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Northridge, CA 91324 (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, Roger H. Busse and L. Wayne Midgett

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David W. Nicks and wife, Rose Marie Nicks

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 Lot No. 44 on the Plan of Lincoya Hills, of record in Plat Book 1835, Page 91, Register's Office for said County, Tennessee, to which plan of reference is hereby made for a more complete description thereof.

Being the same property conveyed to Roger H. Busse and L. Wayne Midgett, by Warranty Deed Fred B. Shipman and wife, Brenda R. Shipman, of record in Book 5102, Page 291, and further conveyed as set out in Book 6781, Page 927, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF LINCOYA HILLS AS OF RECORD IN PLAT BOOK 1835, PAGE 91, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Gwendolyn Howell Midgett joins in this conveyance for the purpose of conveying any and all interest she may have in and to property described above in accordance with Final Decree of the Fourth Circuit Court of Davidson County, Tennessee as recorded in Book 6781, Page 926, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 2704 (-2706) Lincoya Drive, Nashville, TN 37214
(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 18th day of October, 2002

Roger H. Busse

Carlene M. Busse
By: Roger H. Busse
Attorney-in-Fact

L. Wayne Midgett

Gwendolyn Howell Midgett

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 Roger H. Busse and L. Wayne Mizgett

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 18th day of October, 2002.

Commission expires March 25, 2006

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 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 _____, _____.

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Gwendolyn Howell Midgett, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this the 18th day of October, 2002.

My Commission expires: 3/25/2006

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of October, 2002, before me personally appeared Rober H. Busse, to me known to be the person who executed the foregoing instrument on behalf of Carlene M. Busse and acknowledged that he executed the same as the free act and deed of the said Carlene M. Busse. Witness my hand and official seal at Madison, Tennessee, this the 18th day of October, 2002.

My Commission expires: 3/25/2006

Notary Public