File Box 33B
After Recording Return To:
Nations Title Agency, Inc.
5214 Maryland Way, Suite 208
Brentwood, TN 37027
03TN03268

PREPARED BY ~~(AND RETURN TO)~~:

WILKINS & IVEY
Attorneys At Law

Parklane Building, Suite 109
5200 Maryland Way
Brentwood, Tennessee 37027
Ph. (615) 507-2004 - Fax. 507-2002
E-mail: *main@wilkinsandivey.com*

Davidson County DEEDWARR
Recvd: 10/25/02 09:05 2pgs
Fees:13.00 Taxes:1008.25
20021025-0130749

W & I Ref: (SK) Title No: 43943

Dav. Co. File: ~~Box 8~~

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Michael R. Wingard Helen M. Wingard 6785 Autumnwood Drive Nashville, Tennessee 37221	New Owners ~~Wells Fargo Home Mortgage~~ ~~3700 Mansell Road Suite 325~~ ~~Alpharetta, Georgia 30022~~

TAX MAP-PARCEL NUMBERS: 155-08-C-261

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$272,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William C. Mohrhoff and wife, Celeste M. Goscila-Mohrhoff**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael R. Wingard and wife, Helen M. Wingard** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

To Wit:

LAND in Davidson County, Tennessee, being Lot No. 21 on the Plan of Final Plan of Poplar Creek Estates, Phase IV of record in Book 9700, page 195, Register's Office for said County to which plan reference is made for a more complete description.

BEING the same property conveyed to William C. Mohrhoff and wife, Celeste M. Goscila-Mohrhoff by deed from Landmark Managmenet Corp. of record in Book 10966, page 385, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 9700, Page 195, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 9472, page 824, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 6765 Autumwood Drive, Nashville, Tennessee 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 18th day of October, 2002 .

William C. Mohrhoff

Celeste M. Goscila-Mohrhoff

State of TENNESSEE
County of WILLIAMSON

On this 18th day of October, 2002 , before me the undersigned authority, personally appeared **William C. Mohrhoff and Celeste M. Goscila-Mohrhoff** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Notary

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2004

State of TENNESSEE
County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $272,500.00

Marsha N. Porter
Affiant

Sworn and subscribed before me this 18th day of October, 2002

Kelly J Lea
Notary Public

My Commission Expires: 7-30-05