214 1 of 2

E.LO

Davidson County DEEDWARR
Recvd: 11/04/02 10:36 2pgs
Fees:13.00 Taxes:747.40

20021104-0134887

PREPARED BY:
Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **30th** day of **October, 2002** by and between **RONALD J. KNUUTILA and wife, BARBARA J. KNUUTILA** , herein after referred to as GRANTOR, and **DONALD G. WHARTON and wife, LESLIE A.WHARTON, AS JOINT TENANTS** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **HERMITAGE,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Being Lot 100 on the Plan of New Hope Meadows, Phase 1, of record in Book 6900, page 653, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ronald J. Knuutila and wife, Barbara J. Knuutila by deed from Patrick J. Doyle and wife, Karen J. Doyle of record in Book 8455, page 503, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 4109 NEW HOPE MEADOW ROAD, HERMITAGE, TN 37076

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Ronald J. Knuutila
RONALD J. KNUUTILA
Signature of Seller

Barbara J. Knuutila
BARBARA J. KNUUTILA
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **RONALD J. KNUUTILA and wife, BARBARA J. KNUUTILA** , the within named bargainors, 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, at office, this **30th** day of **October, 2002.**

Holly Newman
Notary Public

My Commission Expires: 11/26/05

HOLLY NEWMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Name and Address of Property Owner:
DON WHARTON and LESLIE WHARTON
4109 NEW HOPE MEADOW ROAD, HERMITAGE, TN 37076

Send Tax Statements to:
New Owner
_____, _____

map and parcel--087-01-0 009.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$202,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command ~~at a fair and~~ voluntary sale.

Barbara J. Knuutila
Affiant

Sworn to and subscribed before me, a Notary Public, this **30th** day of **October, 2002.**

Notary Public

My Commission Expires: 3-27-04

LINDA S. HARRIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:

Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067
22-1-967