Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075
File No. 05-0210-60597

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $ 85,000.00.

Affiant

Subscribed and sworn to before me this 8th day of November, 2002.

Notary Public
My commission expires: ~~05/28/06~~

KATHY SNIDER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN Exp. 5/28/06

RETURN TO :
PREMIER TITLE & ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TENNESSEE 37215

BOX 10-A

Address of New Owner:	Send Tax Bills to:	Tax Information
William K. Wence P. O. Box 39 Nolensville, TN 37135	Fifth Third Mortgage Co. 250 W. Main Street Lexington, KY 40507	103-08-0-150.01

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, Mary E. Latham, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to William K. Wence and wife, Kathleen W. Wence, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a part of Lot No. 336, on the Map of Richland Realty Company's West Lawn Subdivision, as of record in Book 421, Page 32, Register's Office for said County and described as follows:

Beginning at a point in the line between Lots 336 and 337 on said plan which point is 150 ft. southerly from the southerly margin of West Lawn Driveway; thence with the line between said lots, southerly 56 ft. to a point, which is 278 ft. north of the north right of way line of the NC4 St. L. Railroad; thence easterly 100 ft. to a point which is 252.8 ft north of said Railroad right of way; thence northerly 58 ft. to a point, which point is 150 ft. southerly from the southerly margin of West Lawn Driveway; thence westerly parallel to and 150 ft. northerly from said Driveway, 100 ft. to a point, being the point of beginning.

(Subject property is a portion of Lot No. 2 on the plan of West Lawn Subdivision, Resubdivision of Lot No. 336, of record in Book 3106, Page 10, Register's Office for Davidson County, Tennessee.)

Being the same property conveyed to Mary E. Latham by deed from James E. Moore and wife, Sarah L. Moore, of record in Book 3181, Page 61, Register's Office for Davidson County, Tennessee.

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 18 Westlawn Court, Nashville, TN 37209

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.

Davidson County DEEDWARR
Recvd: 11/08/02 14:52 2pgs
Fees:13.00 Taxes:314.50

20021108-0138349

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 8th day of November, 2002.

Mary E. Latham

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Mary E. Latham with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, Tennessee, this 8th day of November, 2002.

Notary Public: Angela A. Ramsey

My Commission expires 05/28/06

ANGELA A. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006