STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $122,000.00.

Subscribed and sworn to before me, this 18th day of October, 2002.

Affiant

My Commission Expires:

JAMIE L. TAYLOR
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES SEPTEMBER 24, 2005

Notary Public

Davidson County DEEDWARR
Recvd: 11/11/02 12:47 2pgs
Fees:13.00 Taxes:451.40

20021111-0138941

WARRANTY DEED

RETURN TO: THIS INSTRUMENT WAS PREPARED BY 1258
TAYLOR TITLE & ESCROW, INC.
51 CENTURY BLVD. SUITE 130
NASHVILLE, TENNESSEE 37214

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
MARIE A. HOWARD, unmarried 217 MARLIN COURT MADISON, TN 37115 MAP & PARCEL NO. 042-04-0/105.00	WELLS FARGO HOME MORTGAGE P.O. Box 5137 Des Moines, IA 50306

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

TRACY J. HOUSTON, unmarried,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

MARIE A. HOWARD, unmarried,

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Marlin Meadows, Section 2, as of record in Plat Book 8250, page 820, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tracey J. Houston, Unmarried by Warranty Deed from Universal Builders, LLC as of record in Book 11174, Page 271, Register's Office for Davidson County, Tennessee, dated September 22, 1998 and filed of record on October 28, 1998, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (A) TAXES FOR THE YEAR 2002, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S); (B) ALL MATTERS APPEARING ON THE PLAN OF RECORD IN PLAT BOOK 8250, PAGE 820; AND (C) ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS AND SETBACK LINES, IF ANY, EASEMENTS AND RIGHTS-OF-WAY FOR PUBLIC UTILITIES OF RECORD, SAID REGISTER'S OFFICE.

THIS IS IMPROVED PROPERTY KNOWN AS: 217 MARLIN COURT, MADISON, TENNESSEE 37115

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, 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 MY HAND THIS 18TH DAY OF OCTOBER, 2002.

Tracy J. Houston by atty in fact Valencia B. Batson

TRACY J. HOUSTON by attorney-in-fact,
VALENCIA B. BATSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

One this the 18th day of October, 2002, before me personally appeared Valencia B. Batson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Tracy J. Houston as her attorney-in-fact and acknowledged that she executed the same as the free act and deed of said Tracy J. Houston.

Witness my hand and official seal at office, in Nashville, Davidson County, Tennessee, this 18th day of October, 2002.

My Commission Expires:

JAMIE L. TAYLOR
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

Jamie L. Taylor
Notary Public

MY COMMISSION EXPIRES SEPTEMBER ~~14, 2005~~ 24, 2005

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WARRANTY DEED

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