This Instrument Prepared By:
LARRY K. TOLBERT, ATTORNEY/Greenway Title Inc.,
425 West College Street
Murfreesboro, Tennessee 37130

ADDRESS NEW OWNER:
Christa M. Taber
PO Box 86
Lebanon, TN 37088
MORTGAGEE:
Wells Fargo Home Mortgage, Inc.
14643 Dallas Parkway, Suite 250
Dallas, TX 75240

SEND TAX BILL TO:
Mortgagee

MAP	**34**
GROUP	**13**
PARCEL	**243**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Harold J. Frakes and wife, Charlotte Frakes** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Christa M. Taber and husband, Jeramie J. Taber**, 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:

BEING all of Lot No. 44-B, (a resubdivision of Lot No. 44, Block B) of Block B of East Lawn, according to plat and survey of same appearing of record in Plat Book 4595, page 15, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Harold J. Frakes and wife, Charlotte Frakes by deed of record in Deed Book 7459, page 578, of Register's Office for Davidson County, Tennessee.

The captioned property is subject to restrictive covenants, easements and setback lines, that are applicable to the above described property and of record; and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property known as 1421 Florence Avenue, Madison, Tennessee 37115.

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, GRANTORS do covenant with the said "GRANTEES" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 11/19/02 15:03 2pgs
Fees:13.00 Taxes:240.50
20021119-0143602

WITNESS our hands this the 12th day of November, 2002.

Harold J. Frakes

Charlotte Frakes

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Harold J. Frakes and wife, Charlotte Frakes**, the 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 Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 12th day of November, 2002.

Larry K. Tolbert
NOTARY PUBLIC

My Commission Expires: 6/21/2004

LARRY K. TOLBERT Notary Public At Large RUTHERFORD COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual value or consideration, whichever is greater, for this transfer is $60,000.00.

AFFIANT

Subscribed and sworn to before me on this 12th day of November, 2002.

Larry K. Tolbert
NOTARY PUBLIC

My Commission Expires: 6/21/2004

LARRY K. TOLBERT Notary Public At Large RUTHERFORD COUNTY, TN