PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 11/25/02 15:24 2pgs
Fees:13.00 Taxes:1165.50
20021125-0146190

W & I Ref:(SK) Title No: 44052
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
James E. Rochlitz Jean Rochlitz 1236 Cliftee Drive Brentwood, TN 37027	Wells Fargo Home Mortgage 3700 Mansell Road Suite 325 Alpharetta, Georgia 30022

TAX MAP-PARCEL NUMBERS: 159.02.0 022.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$315,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Marvin P. Risen and spouse, Elizabeth C. Risen,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James E. Rochlitz and spouse, Jean Rochlitz** 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. 10 on the Plan of Taggartwood of record in Book 4175, page 60, Register's Office for said County.

SAID Lot No. 10 fronts 299.73 feet on the broken northerly margin of Cliftee Drive and extends back 223.99 feet on the easterly line and 203.64 feet on the westerly lien to a dead line in the rear, measuring 260 feet thereon.

BEING the same property conveyed to Marvin P. Risen and wife, Elizabeth C. Risen by deed from Michael J. Vogel and wife, Mary Gail Vogel of record in Book 6665, page 797, 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 4175 Page 60, said Register's Office, which Plan shows 10 foot easement for public utility and drainage purposes along the rear and easterly side lines of said lot and a 2.5 x 30 foot utility anchor easement located on the southwesterly front corner of said lot; Agreement for dedication of easement for Sanitary Sewers and/or Storm Drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee by instrument of record in Book 7913, page 131, said Register's Office.

This is improved property, known as: 1236 Cliftee Drive, Brentwood, Tennessee 37027

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 20th day of November, 2002.

Marvin P. Risen

Elizabeth C. Risen

State of TENNESSEE
County of DAVIDSON

On this 20th day of November, 2002 , before me the undersigned authority, personally appeared Marvin P. Risen and Elizabeth C. Risen , 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: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 7/26/2003

Notary

State of TENNESSEE
County of DAVIDSON

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $315,000.00

Affiant

Sworn and subscribed before me this the 20th day of November, 2002

Notary Public

My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 7/26/2003