40-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 97,500.00

X Dona J. McLeskey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF November, 2002

Notary Public

MY COMMISSION EXPIRES: 7/26/03
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 11/25/02 15:51 2pgs
Fees:13.00 Taxes:360.75

20021125-0146264

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dona J. McLeskey (NAME)	Wells Fargo Home Mortgage, Inc. (NAME)	MAP 91-16
4004 Nevada Avenue (ADDRESS)	4456 Corporation Lane, Suite 100 (ADDRESS)	PARCEL 337
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Virginia Beach, VA 23462 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Esther J. Maus, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dona J. McLeskey

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:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Subdivision of Lands of P. S. Stump, as of record in Plat Book 2, page 74 and 78, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Howard Kaemerer and/or wife, Esther Kaemerer by deed from Bill Sample and wife, Tana Sample of record in Book 10971, page 549, said Register's Office. The said Howard Kaemerer and Esther Kaemerer have since divorced and the said Esther Kaemerer is now known as Esther J. Maus. The said Howard Kaemerer conveyed his interest in the property to Esther J. Maus by Quitclaim Deed of record in Instrument No. * , Register's Office for Davidson County, Tennessee.

This conveyance is made subject to such limitations, restrictions and easements as may affect the premises.

* 20021125-0146263

unimproved ( )
This is improved (X) property, known as 4004 Nevada Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 22nd day of November, 2002

Esther J. Maus

Esther J. Maus

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Esther J. Maus, unmarried

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 22nd day of November, 2002.

Commission expires 7/26/03

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared with whom I am personally acquainted and who upon oath acknowledged to be the of the the within named bargainor, and corporation, and that as such being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such.

Witness my hand and official seal at office at on this the day of .

My commission expires

Notary Public