BOX 50-B

~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

WARRANTY DEED

R-UP-02-0202

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,500.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF November, 2002.

Notary Public

MY COMMISSION EXPIRES: 2-28-2006
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY
My Commission Expires FEB 28 2006

~~THIS INSTRUMENT WAS PREPARED BY~~
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin A. Thompson	Wells FARGO (NAME)	
202 38th Ave North (ADDRESS)	405 SW FIFTH St (ADDRESS)	104-1-229
Nashville, Tennessee 37209 (CITY) (STATE) (ZIP)	Des Moines IA 55306 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we DANIEL M. TIDWELL, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto BENJAMIN A. THOMPSON, hereinafter called the Grantees, their heirs and assigns, that 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. 126 on the Plan of West Grove Subdivision of record in Book 421, Page 109, and Register's Office for Davidson County, Tennessee.

Said Lot No. 126 fronts 50 feet on the easterly side of 38th avenue North and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Daniel M. Tidwell ay Deed dated 1-30-02 and filed for record 2-1-02 at Instrument Number 20020201-0014404, Register's Office for Davidson County Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

Davidson County DEEDWARR
Recvd: 11/27/02 10:33 2pgs
Fees:13.00 Taxes:431.05
20021127-0147146

unimproved ( )
This is improved (X) property, known as 202 38th Ave North, Nashville, Tennessee 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/our hand(s) this 26th day of November, 2002.

Daniel M. Tidwell

STATE OF

COUNTY OF

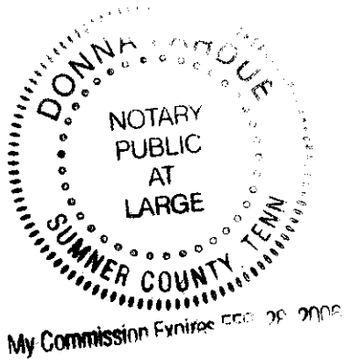
I, Donna Pardue, a Notary Public of the County and State first above written, do hereby certify that personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the .

Donna Pardue
Notary Public

My Commission Expires: - 2-28-2004

(SEAL)



My Commission Expires FEB. 28, 2004

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Daniel M. Tidwell, a Notary Public within and for said County and State aforesaid, personally appeared _____, with whom I am personally acquainted and who upon _____oath(s) 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 _____.

Witness my hand and official seal at

_____

on this the 26 day of Nov., 2002.

_____
NOTARY PUBLIC

My Commission Expires: 2-28-2004

STATE OF TENNESSEE
COUNTY OF _____

On this the _____ day of _____, 2002, before me personally appeared _____ to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of _____ and who acknowledged that he/she executed the same as the free act and deed of the said _____ by virtue of that Power of Attorney, duly executed by the said _____ on _____, 2002 and recorded concurrently herewith in Instrument No. _____ or Book _____, Page _____, Register's Office for _____ County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this _____ day of _____, 2002.

_____
NOTARY PUBLIC

My Commission Expires: _____

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903