THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 128,500.00

Affiant

Subscribed and sworn to before me, this 26th day of November, 2002

Notary Public

My Commission Expires: 10-12-05

Davidson County DEEDWARR
Recvd: 12/02/02 13:57 2pgs
Fees:13.00 Taxes:475.45
20021202-0148052

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Davidson County, Tennessee

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
ERIC F. ZAVATTERO 536 Skyview Drive Nashville, Tennessee 37206	WELLS FARGO HOME MORTGAGE, INC. 7485 New Horizon Way Frederick, Maryland 21703	MAP 83-11 PARCEL 50

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWENTY EIGHT THOUSAND FIVE HUNDRED AND NO/100---------- ($ 128,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, JOHN E. FOWLER AND WIFE, LAURA S. FOWLER hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ERIC F. ZAVATTERO AND WIFE, DIANA B. NAISBY 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 Lot No. 74 on the Map of Rolling Acres of record in Plat Book 1130, page 34, Register's Office for Davidson County, Tennessee.

SAID Lot No. 74 fronts 75.0 feet on the westerly margin of Skyview Drive and runs back 191.7 feet on the north line and 174.2 feet on the south line to a dead line in the rear measuring 76.82 feet thereon.

BEING the same property conveyed to John E. Fowler and Laura S. Fowler, husband and wife, by deed from Helen Flynn McLaughlin and Michael Perry Flynn of record in Book 9651, page 344, Register's Office for Davidson County, Tennessee; the said John E. Fowler and Laura S. Fowler having since divorced.

This is improved property known as 536 Skyview Drive, Nashville, Tennessee 37206

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.

GRANTORs 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, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Rolling Acres of record in Book 1130, page 34, Register's Office for Davidson County, Tennessee.

GRANTOR_s_ FURTHER COVENANT___ and bind___ themselves_, _their_ heirs and representatives to warrant and forever defend the title to the said GRANTEE_s_, _their_ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF _we_ have hereunto set _our_ hands on this the _26th_ day of _November_, 2002.

JOHN E. FOWLER

LAURA S. FOWLER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN E. FOWLER AND WIFE, LAURA S. FOWLER, the bargainor_s_, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _they_ executed the within instrument for the purposes therein contained.

Witness my hand and official seal this _26th_ day of _November, 2002_.

My Commission Expires: October 12, 2005

Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____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 _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____day of _____.

My Commission Expires: _____

Notary Public