Space reserved for recording information:

PREPARED BY:
RETURN TO:
BANKERS TITLE & ESCROW CORP.
[illegible] WEST END AVE.
NASHVILLE, TN 37203

WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 5th DAY OF DECEMBER, 2002.

(Affix Seal) Notary Public

My Commission Expires: March 27, 2004

Preparer's File #-02J1075

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
100 Winners Circle, suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Theresa A. Harshaw	America's Wholesale Lender	87-5-A-38CO
5900 Colchester Drive	P.O. Box 660694	
Hermitage, TN 37076	Dallas, TX. 75266-0694	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, JONATHAN R SHULTZ AND WIFE, MELISSA D SHULTZ, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto THERESA A. HARSHAW, hereinafter called the Grantee(s), 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. 38 on the Plan of Farmington Woods Phase I, as of record in Plat Book 7900, page 228, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jonathan R. Shultz and wife, Melissa D. Shultz by deed from Michael L. Bobo and wife, Sharon Y. Bobo of record in Book 10409, page 625, Register's Office for Davidson County, Tennessee.

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

This is ( ) unimproved
(X) improved property known as **5900 Colchester Drive, Hermitage, Tennessee 37076**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 **5th** day of **December, 2002**:

Jonathan R Shultz

Melissa D Shultz

Davidson County DEEDWARR
Recvd: 12/11/02 15:25 1pgs
Fees:13.00 Taxes:397.75
20021211-0153107

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 JONATHAN R SHULTZ AND MELISSA D SHULTZ, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, TN, this 5th day of December, 2002.

Notary Public

My Commission Expires: July 17, 2006

NOTARY PUBLIC AT LARGE — WILLIAMSON COUNTY, TENN.