AFTER RECORDING PLEASE RETURN TO
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $280,000.00

Suzanne E. Giffen
Affiant

Subscribed and sworn to before me, this 22 day of November 2002.

Notary Public
My commission expires: 04/20/03

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 26, 2003

MAIL

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Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 12/28/02 07:26 2pgs
Fees:13.00 Taxes:1036.00

20021228-0160198

Address of New Owner:	Send Tax Bills to:	Tax Information
Terry A. Giffen	Wells Fargo Home Loans	172-13-0-A/41.00
204 Newton Nook	P.O. Box 5708 (CPI#708)	
Brentwood TN 37027-0000	Springfield, Ohio 45501	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Donald L. Day and wife Grace R. Day hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Terry A. Giffen and wife Suzanne E. Giffen hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 110 on the plan of Williams Grove Section 1 of record in Plat Book 9700 page 520 and amended in Book 9700 page 580 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Donald L. Day and wife Grave R. Day by deed from Pulte Homes Tennessee Limited Partnership, a Nevada limited partnership of record in Book 11427 page 803 Register's Office for Davidson County, Tennessee

This conveyance is made subject to the following: 1) 2002 taxes a lien which are not yet due and payable. 2) All matters appearing on plan of Williams Grove of record in Book 9700 Page 520 and amended in Book 9700 page 580, 581 and 582 Register's Office for Davidson County, Tennessee 3) Storm water detention agreement of record in Book 10951 page 699 4) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 10741 page 678 and amended in Book 11167 page 755 and Instrument No. 19912060300190 and 2000105140049490 and in any allied instruments(s) referred to in said restrictions 5) Charter of Williams Grove Homeowner's Association, Inc., of record in Book 10741 page 671 and amended in Instrument No. 200106180064214

This property is improved property known as 204 Newton Nook, Brentwood, Tennessee 37027-0000

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves,

their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 14 day of November, 2002.

Donald L. Day

Grace R. Day

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 Donald L. Day and Grace R. Day, 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 at Brentwood, Tennessee, this 22 day of November, 2002.

Notary Public

My Commission expires: 04/20/03

FILE NO: 03578

SHANNON PHILBIN NOTARY PUBLIC WILLIAMSON COUNTY, TENN.
My Commission Expires JULY 26, 2