07

Realty Title
48-A

Davidson County DEEDWARR
Recvd: 12/31/02 11:37 2pgs
Fees:13.00 Taxes:1247.64

20021231-0162574

Prepared by and after Recording Return To:
Title Enterprise Service Company LLC
109 Westpark Drive, Suite 100
Brentwood, TN 37027
6020372

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Leslie J. Wise and wife, Sallee L. Wise (hereinafter referred to as "Grantors") have this day bargained and sold and do hereby transfer and convey unto L. Francis Gaydou (hereinafter referred to as "Grantee"), it's successors and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 99, on the Plan of Mountain View, Section Two, of record in Plat Book 9700, pages 656 and 657, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more accurate description.

Being the same property conveyed to Leslie J. Wise and wife, Sallee L. Wise by Deed from Centex Homes, a Nevada General Partnership dated 12-7-98, recorded 12-9-98, in Book 11244, page 919, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee(s), it's successors and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes which taxes have been prorated between the parties herein and any such encumbrances and set forth in Exhibit A .

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 27th day of December , 2002.

Leslie J. Wise by Holly Grant
Leslie J. Wise, **Holly Grant as Attorney-in-Fact**

Sallee L. Wise by Holly Grant
Sallee L. Wise, **Holly Grant as Attorney-in-Fact**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Holy Grant** , with whom I am personally acquainted, and to me known to be the person who executed the foregoing (DEED) instrument and/on behalf of Leslie J. Wise and wife, Sallee L. Wise and who acknowledged that he executed the same as free act and deed of the said Leslie J. Wise and wife, Sallee L. Wise and for the purpose therein contained by virtue of the one certian Power of Attorney duly executed by the said Leslie J. Wise and wife, Sallee L. Wise, and appearing of record in Record Book *, Page *, of the said Register's Office of Davidson County, Tennessee.

* 20021231-0162573

WITNESS my hand and official seal, this 27th day of December, 2002.

April G. Nichols
Notary Public

APRIL G. NICHOLS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN

My Commission Expires: _____

My Commission Expires JUN 21, 2003

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $337,200.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 27th day of December, 2002..

Notary Public

My Commission Expires: _____

APRIL G. NICHOLS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN

My Commission Expires JUN 21 2003

MAP AND PARCEL NUMBERS:172-06-0-A- 89.00 CO

ADDRESS NEW OWNER:

5200 Whispering Valley Drive
Nashville, TN 37211

SEND TAX BILLS TO:
1st Trust Bank for Savings
P.O.BOX 17257
Memphis, TN 38187-0257