WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/02/03 15:29 2pgs
Fees:13.00 Taxes:381.10

20030102-0000731

G-9249-E

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 103,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF December, 2002

Notary Public

MY COMMISSION EXPIRES: 4-18-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leuthnapha Fletcher (NAME)	1st Trust Title, Inc. (NAME)	162-8-21
43 Benzing Road (ADDRESS)	116 Lineberry Blvd Suite 200 (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Mt. Juliet, TN 37122 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, THOMAS ROBERT WARCHUS, Executor of the Estate of Nancy Margaret Warchus, and THOMAS ROBERT WARCHUS, Individually,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leuthnapha Fletcher, Unmarried

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:

Land in Davidson County, Tennessee, being Lot No. 48 on the plan of Antioch Park Section 1, of record in Book 3600, Page 96, Register's Office for Davidson County, Tennessee.

Said Lot No. 48 fronts 81.00 feet on the southerly margin of Benzing Road and extends back 134.4 feet on the westerly line and 145.0 feet on the easterly line to a dead line in the rear, measuring 66.1 feet thereon.

Being the same property conveyed to Nancy Warchus by deed from Maurice B. Hartman and wife, Sherry H. Hartman of record in Book 5299, Page 639, Register's Office for Davidson County, Tennessee. Nancy Warchus, Nancy M. Warchus and Nancy Margaret Warchus being all one and the same person.

The said Nancy Margaret Warchus having since died, testate, on October 25, 2001, in Davidson County, Tennessee and pursuant to the Last Will and Testament of Nancy Margaret Warchus, Probate Docket No. 02P-194, of record in Will Book 3403, Page 626518, in the Probate Court of Davidson County, Tennessee, subject property was devised to Thomas Robert Warchus.

Malinda Warchus, spouse of Thomas Robert Warchus, joins in this conveyance to relinquish any and all rights, especially marital rights, which she may have in said property by virtue of the marriage.

unimproved ( )
This is improved (X) property, known as 43 Benzing Road, Antioch, TN 37013
(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 our hand s this 27th day of December, 2002

EXECUTOR
Thomas Robert Warchus, Executor

Thomas Robert Warchus, Individually

Malinda Warchus
Malinda Warchus

DCTN01WC

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 THOMAS ROBERT WARCHUS AND MALINDA WARCHUS with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who the bargainor s, acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 27th day of December, 2002.

My Commission Expires: 4-18-06

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared THOMAS ROBERT WARCHUS with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Executor of the Estate of Nancy Margaret Warchus, the within named bargainor and that he as such Executor being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing by the said THOMAS ROBERT WARCHUS as such Executor.

Witness my hand and official seal at office in Goodlettsville, Tennessee on this the 27th day of December, 2002.

My Commission Expires: 4-18-06

Notary Public

STATE OF TENNESSEE
COUNTY OF

On this _____ day of _____, _____, before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____, and acknowledged that _____ executed the same as the free act and deed of the said _____.

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

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted (or proved to me on the basis of satisactory evidence), and who acknowledged to me that _____ is the _____ of _____, a Tennessee limited liability company, and that _____, being authorized so to, executed the within instrument for the puposes therein contained on behalf of the said _____, by signing _____ name as such _____.

Witness my hand and official seal at office, this the _____ day of _____, _____.

_____
Notary Public

My Commission Expires: