Davidson County DEEDWARR
Recvd: 01/07/03 12:00 2pgs
Fees:13.00 Taxes:1184.00
20030107-0002604

THIS INSTRUMENT PREPARED BY:
Mudter & Patterson
Attorneys-at-Law
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215

File Box 9B:
First Title & Escrow Co., Inc.
FTEC File No. 19830-03

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $320,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of DECEMBER, 2002.

Notary Public

My Commission Expires: 11-29-03

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 29, 2003

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr. and Mrs. Joe Wise 3701 Sugartree Place Nashville, TN 37215	RBC Centura Mortgage P.O. Box 987 Rocky Mount, NC 27802	MAP 117-9 PAR 098.00 FB 07DA 37005

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, JOHN C. TISHLER AND WIFE, SANDEE SUTTON TISHLER ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JOE WISE AND WIFE, CLAIRE WISE ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3701 Sugartree Place, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of DECEMBER, 2002.

JOHN C. TISHLER

SANDEE SUTTON TISHLER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, JOHN C. TISHLER AND WIFE, SANDEE SUTTON TISHLER, 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, at office, this 31st day of DECEMBER, 2002.

My Commission Expires:

Notary Public

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 29, 2003

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Woodmont Estate Number 2, as of record in Plat Book 1130, page 99, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to John C. Tishler and wife, Sandee Sutton Tishler by deed from Timothy E. Vaughn and wife, Ellen F. Vaughn of record in Book 8675, page 898, said Register's Office.

This conveyance is made subject to: (1) Easements of record in Book 4081, page 431 and Book 3369, page 96; and (2) All matters appearing on the Plan of record in Plat Book 1130, page 99, Register's Office for Davidson County, Tennessee.