State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $184,000.00

Subscribed and sworn to before me, this 8th day of January, 2003,

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Affiant

Notary Public

Commission Expires: Notary Expiration

My Commission Expires JULY 30, 2005

Davidson County DEEDWARR
Recvd: 01/10/03 08:48 2pgs
Fees:13.00 Taxes:680.80

20030110-0004478

Warranty Deed

Prepared by

First National Financial
Title Services, Inc.
15 Century Boulevard, Suite 101
Nashville TN 37214

File No. N11852

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Sean Neff, unmarried **6456 Fleetwood** **Nashville, TN 37209** MAP & PARCEL NO. **102-08-0/108.00**	**America's Wholesale Lender** **P.O. Box 670009** **Dallas, TX 75267-0009**

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 considerations, the receipt of which is hereby acknowledged,

Ameilia G. Nettles n/k/a Amelia Gargus and husband, Dan Gargus,

Hereinafter called Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto

Sean Neff, unmarried

Hereinafter called grantee(s), their heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in **Davidson** County, State of Tennessee, more particularly described as follows:

All that certain lot or parcel of land lying and being in Davidson County, Tennessee, being more particularly described as follows:

Being Lot Number 305, on the Plan of Horton Heights, Section H, as shown by plat of record in Plat Book 3600, Page 100, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Amelia G. Nettles, a single person, by Deed from Keith D. Dangleis, unmarried, dated 07/28/00, recorded 08/03/00, in Inst. No. 200008030077246, of the Register's Office for Davidson County, Tennessee.

The said Dan Garagus is joining in this conveyance to convey any marital interest he may have in said property.

THIS IS IMPROVED PROPERTY KNOWN AS: **6456 Fleetwood, Nashville, TN 37209.00**.

To have and to hold the said tract or parcel of land, with the appurtenance, 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 my hand this **January 08, 2003** .

Amelia G. Nettles n/k/a Amelia Gargus

Ameilia G. Nettles n/k/a Amelia Gargus, Grantor

Dan Gargus, Grantor

State of Tennessee
County of Davidson

On this 8th day of January, 2003, before me personally appeared **Ameilia G. Nettles n/k/a Amelia G. Gargus and husband, Dan Gargus**, to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.

My Commission Expires: Notary Expiration

Notary Public

Warranty Deed

CATHERINE C. BIRMINGHAM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 30, 2005

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