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THIS INSTRUMENT PREPARED BY:
WILLIAM TIMOTHY HILL
AMSOUTH CENTER
315 DEADERICK STREET, SUITE 1230
NASHVILLE, TN 37238-1230
TEL: 615/256-1577

PLEASE RETURN TO:
CASTLEMAN TITLE & ESCROW, INC.
WILLIAM D. CASTLEMAN, ATTORNEY
110 GLANCY STREET, SUITE #112
GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL #:
John Van Mater and Lisa Van Mater 753 May Drive Madison, TN 37115	Same John Van Mater etux 557 Singer Drive Madison, TN 37115	43-2-100

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $96,250.00.

AFFIANT

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE
Bertie Jo Whitaker
My Commission Expire
October 25, 2003
STATE OF TENNESSEE

SWORN to and subscribed before me this 10 day of January 2003.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
10-25-03

Davidson County DEEDWARR
Recvd: 01/14/03 13:41 2pgs
Fees:13.00 Taxes:356.13

20030114-0005791

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, grantors, E. Lee Nell and Wife, Louise W. Nell, by these presents do hereby sell and convey unto John Van Mater and Lisa VanMater, their heirs and assigns, all right, title and interest to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 57 on the Plan of Fairview Subdivision, Section III, as of record in Book 3700, page 113, Register's Office for Davidson County, Tennessee.

Said Lot No.57 fronts 86.0 feet on the Northerly margin of May Drive and extends back 217.3 feet on the Westerly line and 195.6 feet on the Easterly line to a deed line in the rear measuring 51.9 feet thereon.

Being the same property conveyed to Willie L. West and wife, Beulah M. West by Deed from George F. Sloan, and wife, Patricia Ann Sloan of record in Book 5257, Page 354, Register's Office for Davidson County, Tennessee.

The said Willie L. West now since being deceased, having died on 6/11/86.
****And being further conveyed to E. Lee Nell and wife, Louise W. Nell*****
This is improved property known as 753 May Drive, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said real estate with the appurtenances, estate, title and interest thereto belonging to the said grantee, his heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple and has the right to convey it and that the same is unencumbered, except as stated herein as follows:

Year 2003 property taxes which are a lien but not yet due and payable.

Grantors further covenant and bind themselves, their heirs and representatives to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons whatsoever.

WITNESS our hands this 10th day of January, 2003.

*****by deed from Beulah M. West, of record by Instrument Number 200206030066954 in the Register's Office for Davidson County, Tennessee.**

E. Lee Nell

Louise W. Neal

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 individuals, W. Lee Nell and Louise W. Nell with whom I am personally acquainted (or upon the basis of satisfactory evidence presented to me), who, after being duly sworn according to law made oath that they executed the foregoing Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 10th day of January, 2003.

WILLIAM TIMOTHY HILL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 9/24/04

My Commission Expires JULY 24, 2004