WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF: January

Notary Public

MY COMMISSION EXPIRES: ~~May 28, 2003~~
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

WEISS & WEISS, ATTYS AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

Mailing A-10

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MAYNARD L. LEMMONDS	Washington Mutual Bank	117A-33-16-138.00
(NAME) 538 INDIAN LAKE ~~212 & 214 NELSON COURT E~~	(NAME) PO BOX 3098043	117A-33-16-225.00
(ADDRESS) ~~HENDERSONVILLE, TN~~ ~~MADISON, TN 37115~~ 37075	(ADDRESS) Petaluma CA 94975 -8043	
(CITY) (STATE) (ZIP)	(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, JAMES M. WOLCHOK, A MARRIED PERSON, AND SANDRA R. WOLCHOK, A MARRIED PERSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MAYNARD L. LEMMONDS

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.117-A, Zone Lot Division of Primose Meadows, Section Two, of record in Book 5200, Page 666, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to James M. Wolchok by Quitclaim Deed from wife, Sandara R. Wolchok, of record in Book 11259, Page 847, Register's Office for Davidson County, Tennessee.

LAND in Davidson County, Tennessee, being Lot No. 117-B, Zone Lot Division of Primrose Meadows, Section Two, of record in Book 5200, Page 666, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to Sandra R. Wolchok by Quitclaim Deed from husband, James M. Wolchok, of record in Book 11259, Page 849, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 02/05/03 14:30 2pgs
Fees:13.00 Taxes:443.63

20030205-0016024

unimproved ( )
This is improved (X) property, known as 212 & 214 NELSON COURT E, MADISON, TN 37115
(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 29th day of January, 2003

JAMES M. WOLCHOK

SANDRA R. WOLCHOK by James M. Wolchok

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Wolchok, a married person

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 30th day of January, 2003.

Commission expires 5/28/03

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires _____

Notary Public

THIS conveyance is subject to restrictive covenants of record in Book 5039, Page 481, and Book 7976, Page 410, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of SANDRA R. WOLCHOK, pursuant to a Power of Attorney executed by same on the 30th day of January, 2003, and being filed for record simultaneously herewith.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30th day of January, 2003, before me personally appeared JAMES WOLCHOK, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of SANDRA R. WOLCHOK, and acknowledged that she executed the same as the free act and deed of the said SANDRA R. WOLCHOK.

My Commission Expires: 05/28/03

Notary Public