WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th Day of January, 2003.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TERESA STRICKLAND NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Accurate Title & Escrow, Inc., 175 E. Main St. Hendersonville, TN 37075

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lisa Blackmon	America's Wholesale Lender	156-6 22.00
(NAME) 929 Harpeth River Bend Dr	(NAME) 750 Old Hickory Blvd.	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Brentwood, Tennessee 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, we, **Tim A Wagoner and Sharon J Wagoner, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Lisa Blackmon, single** hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot 793, on the Plan of Section Four-First Addition Harpeth Woods As of record in Plat Book 5200, page 635, Register's Office for Davidson County, Tennessee, to which said Plan reference is hereby made for a more complete and accurate legal description therof.

Being the same property conveyed to Tim A Wagoner and Sharon J Wagoner by deed from Tim A Wagoner and Sharon J Wagoner and Richard Wagoner and Janet Wagoner dated 3/19/99 and filed in Book 11413, page 287, said Register's Office.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated.

This is unimproved ( )
improved(X) property, known as 929 Harpeth River Bend Dr Nashville TN 37221
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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 GRANTEE(S), 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/our hand(s) this 30th Day of January, 2003.

Davidson County DEEDWARR
Recvd: 02/10/03 13:36 2pgs
Fees:13.00 Taxes:469.90
20030210-0018106

Tim A Wagoner

Sharon J Wagoner AKA Sharon Jean Chri

Tim A Wagoner

Sharon J Wagoner

STATE OF TENNESSEE)

ss

COUNTY OF Davidson)

Before me, the undersigned Notary Public, personally appeared Tim A Wagoner and Sharon J Wagoner, who are known to me or proved to me on the basis of satisfactory evidence. and who acknowledged that executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 30th Day of January, 2003.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/17/07

TERESA STRICKLAND
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE
My Commission Expires