WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/20/03 16:01 2pgs
Fees:13.00 Taxes:320.05

20030220-0022748

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOX 15

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 186,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF February 2003

Notary Public

MY COMMISSION EXPIRES: January 31, 2004
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary R. Stuart (NAME)	Wells Fargo Home Mortgage, Inc. (NAME)	165-14/60.00
4717 Greystone Street (ADDRESS)	11301 Carmel Commons Blvd. #309 (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Charlotte, NC 28226 (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, Judith Poteet, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gary R. Stuart, unmarried

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. 41 on the Plan of Peppertree Forest subdivision, Section One, Revised, as of record in Book 6900, page 973-975, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Judith Poteet, by deed dated May 22, 2000, from Green TreeFinancisl Servicing Corp., of record in Instrument Number 20000531-0054087, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all covenants, conditions and restrictions of record.

This is improved (X) property, known as 4717 Greystone Street, Antioch, TN 37013 (unimproved ( ))
(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 my hand this 14th day of February 2003

Judith Poteet by Gary Stuart ATTY-IN-FACT
Judith Poteet

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

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

Commission expires _____

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this th 14th day of February, 2003, before me, the undersigned, personally appeared Joe Pittard, known to me to be the person who executed the foregoing instrument on behalf of Judith Poteet as her Attorney In Fact as that he executed the same as the free act and deed of the said Judith Poteet. Witness my hand and official seal.

My commission expires:
January 31, 2004

Notary Public

LEE E. CRANFORD JR. NOTARY PUBLIC AT LARGE STATE OF TEXAS