RECORD & RETURN TO:
Lawyer's Escrow Service, Inc.
2021 Richard Jones Road, Suite 220
Nashville, TN 37215

LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/03/03 09:10 2pgs
Fees:13.00 Taxes:654.90

20030303-0027236

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $177,000.00

Wayne D Feltus
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26 DAY OF February 2003.

NOTARY PUBLIC

My Commission

THIS INSTRUMENT WAS PREPARED BY:
J. Michael Morgan, Esq.
FIRST TITLE AND ESCROW COMPANY, INC.
2000 Richard Jones Road, Suite 110
Nashville, TN 37215
Tele: 615-383-0711 Fax: 615-383-2605
Our File #20101

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
David L. Yando Lora C. Yando 469 McMurray Drive Nashville, TN 37211	Bankers Mortgage Co 5200 Maryland Way Ste 310 Brentwood, TN 37027	161.03-058.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **BETH ANN FELTUS** AND Husband, **WAYNE D. FELTUS**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey **unto DAVID L. YANDO** AND Wife, **LORA C. YANDO,** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 143, on the Plan of Whispering Hills, as of record in Book 2331, pages 82, 83, and 84, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Beth Ann Feltus and husband, Wayne D. Feltus by Quit Claim Deed recorded on January 9, 2002 in Instrument No. 20020109-0003603, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2003 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. All matters appearing on the Plan of record in Plat Book 2331, pages 82, 83, and 84, as amended in Book 10360, page 255, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 469 McMurray Drive, Nashville, TN 37211.

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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right

to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 hands this 26 day of February, 2003.

Beth Ann Feltus

Beth Ann Feltus

Wayne D Feltus

Wayne D. Feltus

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On Feb. 26, 2003, 2002, before me personally appeared Beth Ann Feltus and Wayne D. Feltus to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal this 26 day of February, 2003.

NOTARY PUBLIC

GEORGE E. MUDTER JR. NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires January 25, 2004