Return To:
ACCURATE TITLE & ESCROW, INC.
175 E MAIN ST STE B
HENDERSONVILLE, TN 37075
(615) 822-0997

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

The actual consideration or value, whichever is greater, for this transfer is $***192,500.00.

Affiant

Subscribed and sworn to before me this 17th day of March, 2003.

Notary Public

My Commission Expires: 9/26/06

Davidson County DEEDWARR
Recvd: 03/20/03 13:43 2pgs
Fees:13.00 Taxes:712.25
20030320-0036986

**ADDRESS OF NEW OWNER**

ROB WARGNY
1206 Shelby Avenue
Nashville, Tennessee 37206

**SEND TAX BILLS TO**

Chase Manhattan
Mortgage
P.O. BOX 572405
Murray, UT 84157

**MAP & PARCEL NOS.**

MAP 83-13
PARCEL 253

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED NINETY TWO THOUSAND FIVE HUNDRED AND 00/100 DOLLARS ($***192,500.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, I, REBECCA L. WINGO, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto ROB WARGNY, unmarried, (hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 77 on the Plan of Payne, Blakemore and Cummings' Addition to East Nashville as of record in Book 57, page 70, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Rebecca L. Wingo, an unmarried person, by deed from Doris W. Hurst, unmarried, of record as Instrument No. 20000710-0068086 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1206 Shelby Avenue, Nashville, Tennessee 37206.

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, his heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee.

2. Matters, if any, shown on the plan of Payne, Blakemore and Cummings' Addition to East Nashville of record in Book 57, page 70, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 17th day of March, 2003.

REBECCA L. WINGO

BY: Michael Wingo
Attorney in Fact

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL WINGO, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of REBECCA L. WINGO, and acknowledged that he executed the same as the free act and deed of the said REBECCA L. WINGO.

WITNESS my hand and seal this 17th day of March, 2003.

Notary Public

My Commission Expires: 9/26/06

NOTARY PUBLIC AT LARGE