File #200350319
Davidson County DEEDWARR
Recvd: 05/02/03 09:49 2pgs
Fees:13.00 Taxes:370.00
20030502-0058730

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000.00.

Randy J. Wolcott
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2003.

Linda V. Jones
Notary Public

MY COMMISSION EXPIRES: 7-23-03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randy Wolcott	Owner	Map: 107-9-84
(NAME) 1213 Devens Drive	(NAME)	
(ADDRESS) Brentwood, Tn. 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, NANCY L. SAWYER, Trustee U/A/D March 11, 1997 of the Sawyer Joint Revocable Living Trust Agreement, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto RANDY WOLCOTT AND WIFE, JENNIFER L. WOLCOTT, 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 all of Lot No. 74, on the Plan of Patricia Heights, Section I, as shown by plat appearing of record in Plat Book 2331, Page 130 and 131, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to John L. Sawyer and wife, Nancy L. Sawyer by Warranty Deed of record in Book 2644, Page 353 further conveyed to The Family Trust of John L. Sawyer and Nancy L. Sawyer, John L. Sawyer and Nancy L. Sawyer, Trustees Trust dated June 12, 1993 by Quitclaim Deed of record in Book 9119, Page 766 further conveyed to John L. Sawyer and wife, Nancy L. Sawyer, Trustees U/A/D March 11, 1997 of the Sawyer Joint Revocable Living Trust Agreement by Quitclaim Deed of record in Book 10386, Page 44, Register's Office of Davidson County, Tennessee. The said John L. Sawyer died July 30, 2002.

This conveyance is subject to the following:
Declaration of Covenants Conditions and Restrictions of record in Book 2542, Page 519; Amended in Book 6045, Page 421; Book 6067, Page 762; Extended in Book 6887, Page 605; Easement for water mains and appurtenances granted the Metropolitan Government of Nashville and Davidson County, TN of record in Book 6408, Page 490 and, any and all matters as shown on plat of record in Plat Book 2331, Pages 130 and 131; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (x) property, known as 926 Patricia Drive, Nashville, TN 37217
(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 Grantors covenant with the said GRANTEES that they 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 Grantees agreeing to pay said tax when due; and Grantors 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 30th day of April, 2003.

Nancy L Sawyer Trustee

Nancy L. Sawyer, Trustee

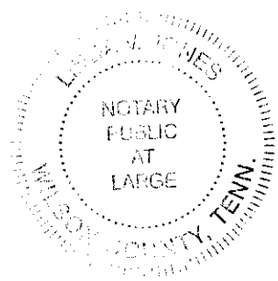
STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Nancy L. Sawyer who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of April, 2003.

Notary Public



My Commission Expires: 7-23-05

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076