THIS INSTRUMENT PREPARED BY: **Valerie L. Dance** **Attorney-at-Law** **330 Mallory Station Rd., Suite G-24** **Franklin, Tennessee 37067** The Title Shop, LLC File No. 03023	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $125,375.00 Valerie L. Dance Affiant Subscribed and sworn to before me, this 10th day of March, 2003. Notary Public My Commission Expires: 11-25-2006

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

WARRANTY DEED

Send tax bills to: Same

Address of New Owner:
James Patrick Hoey
3705 Bianco Road
Joelton, TN 37080

Tax Information:
Map 30
Group
Parcel 105

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Wanda Price, an unmarried woman ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to James Patrick Hoey, an unmarried man ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described in Exhibit "A" hereto.

This is improved property located at 3705 Bianco Road in Joelton, Tennessee.

To have and to hold said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Grantors' initials WP _____

Davidson County DEEDWARR
Recvd: 04/10/03 10:12 3pgs
Fees:18.00 Taxes:463.89
20030410-0047672

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 10th day of March, 2003.

Wanda Price

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Wanda Price, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed this instrument for the purposes therein contained.

Witness my hand this 10th day of March, 2003.

My Commission Expires: 11/23/2006

Notary Public

JODY MARION HODGES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

Exhibit "A"

The Property described in the Deed of Trust is more completely described as follows:

A tract of land in the Fourteenth Civil District, of Davidson County, Tennessee, more particularly described as follows:

Beginning at an iron pin, the northeast corner of a tract of land which belongs to Wanda Carol Price, having a deed reference in Deed Book 6321, page 569, Register's Office for Davidson County, Tennessee, the southeast corner of a tract of land which belongs to Keith William Kane, having a deed reference in Deed Book 3834, page 258, Register's Office for Davidson County, Tennessee, the northwest corner of this tract and continuing with the new line, as follows: N 88 deg. 23'01" E. 218.44 feet to an iron pin; thence S01 deg. 43'47" E 588.86 feet to an iron pin; thence S 88 deg. 36'33" W, 218.44 feet to an iron pin, the northeast corner of a tract of land which belongs to Wiliam W. Graves, having a deed reference in Book 2742, page 328, Register's Office for Davidson County, Tennessee, the southeast corner of said tract of land which belongs to Wanda Carol Price; thence with the easterly boundary of said tract of land which belongs to Wanda Carol Price, N 01 deg. 43'49" W, 588.0 feet to the point of beginning, containing 2.95 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a Steven E. Artz and Associates, Inc., 514 South Brown Street, Suite 600, Springfield, Tennessee, 37172, May 24, 1998.

Being a portion of the property which was conveyed to James Patrick Hoey by deed from W. Wayne Warner et ux. of record in Book 9011, page 233, Register's Office for Davidson County, Tennessee.