NEW OWNER:

DAVID WRIGHT
5413 FREDERICKSBURG WAY WEST
BRENTWOOD, TN

SEND TAX BILLS TO:

IWAY LOAN, L.P.
10190 OLD KATY ROAD, SUITE #350
HOUSTON, TX 77043

Map 150
Group 05-0
Parcel 362

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087

FILE NO: 03-0352

Space for Recorder's stamp

Davidson County DEEDWARR
Recvd: 05/13/03 18:07 3pgs
Fees:18.00 Taxes:240.50
20030513-0064740

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Sixty-Five Thousand and 00/100 Dollars ($65,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **W. JOHN LEDFORD and wife, ZINA L. LEDFORD, tenants by the entireties** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **DAVID WRIGHT and wife, SHARON WRIGHT, tenants by the entireties**, ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Being Lot No. 40B on the plan of Edge-O-Lake, Section 21, of record in Plat Book 5200, page 577, Zone Lot Division Lot Nos. 10-16 and 18-43, as of record in Book 6250, page 111 and Revised by plat of record in Book 6900, page 256, said Register's Office, to which plat reference is herein made for a more complete and accurate description of said lot.

Being part of the same property conveyed to W. JOHN LEDFORD and ZINA L. LEDFORD, by quitclaim deed from Joseph C. Holp and W. John Ledford, dated February 21, 2003, and of record as Instrument #20030303-0027176, Register's Office for Davidson County, Tennessee. For further reference, see deed of record as Instrument #20021228-0161188.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 6900, Page 256, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURES hereto this 2nd day of May, 2003.

W. JOHN LEDFORD

ZINA L. LEDFORD

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **W. JOHN LEDFORD and wife, and ZINA L. LEDFORD,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 2nd day of May, 2003.

NOTARY PUBLIC

My commission expires: 10/12/2007

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The actual consideration or value, whichever is greater, for this transfer is **$65,000.00**.

X Sharon R Wright
AFFIANT

Sworn to and subscribed to before me this 2nd day of May, 2003.

NOTARY PUBLIC

My commission expires: 10/12/2003

