PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 03/31/04 09:46 3pgs
Fees:18.00 Taxes:162.80

20040331-0035931

WARRANTY DEED

THIS INDENTURE is made and entered into this **26th** day of **March, , by and between Curtis Wheeler, a married man, and David Wheeler, a married man, hereinafter called Grantors, and Thomas M. Gomez, an unmarried man, hereinafter called Grantee.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, Curtis Wheeler, a married man, and David Wheeler, a married man, as Grantors, do hereby bargain, sell, transfer and convey unto Thomas M. Gomez, an unmarried man, hereinafter referred to as Grantee, his/her successors and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 319 1/2 East Trinity Lane, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his/her successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his/her successors and assigns, against the lawful claims of all person whomsoever.

Mitzie J. Wheeler, wife of Curtis Wheeler, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

Helen M. Wheeler, wife of David Wheeler, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

WITNESS the hands and seals of Grantors on the day and year first above written.

Curtis Wheeler
SIGNATURE OF SELLER

Mitzie J. Wheeler
SIGNATURE OF SELLER SPOUSE

David Wheeler
SIGNATURE OF SELLER

Helen M. Wheeler
SIGNATURE OF SELLER SPOUSE

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Curtis Wheeler, Joined by his wife, Mitzie J. Wheeler**, the within named bargainor, 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 in **DAVIDSON** County, this **26th** day of **March, 2004.**

Notary Public

My Commission Expires: 5/30/2004

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **David Wheeler, Joined by his wife, Helen M. Wheeler**, the within named bargainors, 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 in **DAVIDSON** County, this **26th** day of **March, 2004.**

Notary Public

My Commission Expires: 5/30/2004

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, , the within named bargainor, 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 in _____ County, _____, this **26th** day of **March, 2004.**

_____
Notary Public

My Commission Expires:_____

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, , the within named bargainor, 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 in _____ County, _____, this **26th** day of **March, 2004.**

_____
Notary Public

My Commission Expires:_____

Name and Address of Property Owner:

Thomas M. Gomez, an unmarried man

319 1/2 East Trinity Lane
Nashville, Tennessee 37207

Property Address:

319 1/2 East Trinity Lane
Nashville, Tennessee 37207

Person Responsible for Taxes:

Same

Map & Parcel #: MAP 71-7 PARCEL 151

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$44000** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **26th** day of **March, 2004.**

Notary Public

My Commission Expires: 5/30/2004

NOTARY PUBLIC AT LARGE — DENISE C. ALLEN — DAVIDSON COUNTY, TENNESSEE

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 04-290

EXHIBIT 'A'

Land in Davidson County, being the westerly one-half of Lot No. 11 on the Map of J.B. Haynie's Oriental Subdivision, as of record in Book 161, pages 26 and 27, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 11 fronts 50 feet on the northerly side of Trinity Lane, formerly Countess Avenue, and runs back between parallel lines 143.5 feet to an alley.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THE HEREIN CONVEYANCE IS THAT CERTAIN TRACT OF LAND THAT MAY HAVE BEEN CONVEYED TO Metropolitan Government of Nashville and Davidson County, Tennessee, for the widening of Trinity Lane, as referenced in deed of record in Book 9246, page 8, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Curtis Wheeler and David Wheeler by Warranty Deed from Clarence W. Redmond, III dated May 1, 2002, and filed for record in Instrument Number 20020509-0057639, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2004 and subsequent years, A LIEN, not yet due and payable (MAP 71-7 PARCEL 151).
2. All matters as set forth on the Plan of J.B. HAYNIE'S ORIENTAL SUBDIVISION, of record in Plat Book 161, pages 11 and 12, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.