THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 22556-03-2004** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $167,500.00. Affiant Subscribed and sworn to before me this 6th day of April, 2004. Notary Public My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

WARRANTY DEED

Address New Owner: Sally J. Wehby, Trustee Sally J. Wehby Revocable Living Trust 3901 Ivy Drive Nashville, TN 37216	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.082.16-0 Parcel No. 032.00

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, **Motel Fronts, Inc.**, a Tennessee corporation ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sally J. Wehby, Trustee for the Sally J. Wehby Revocable Living Trust dated December 2.1997** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 626 Main Street, Nashville, Tennessee 37206

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.

And 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.

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 6th day of April, 2004.

Motel Fronts, Inc.

By Ernest W. Wickham, President

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Ernest W. Wickham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President (or other officer authorized to execute the instrument) of Motel Fronts, Inc., the within named bargainor, a corporation, and that he as such authorized officer has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such aforesaid authorized officer.

Witness my hand and official seal, at office in Nashville, Tennessee, this 6th of April, 2004.

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

Notary Public

Davidson County DEEDWARR
Recvd: 04/08/04 14:06 2pgs
Fees:13.00 Taxes:619.75

20040408-0040350

EXHIBIT "A"

Being Lots Nos. 13 and 14 on the Map of Blood's Addition to Edgefield, as of record in Book 21, page 5, Register's Office for Davidson County, Tennessee.

According to a copy of an unregistered survey made November 4, 1946, by E. R. Southgate, Surveyor, said lots adjoin and front together 99 feet and 11 inches on the southerly side of Main Street (there being an 8 inch shortage in the block of lots between Sixth Street and Seventh Street), and run back between parallel lines 160 feet to an alley in the rear on which they measure 100 feet.

Being the same property conveyed to Motel Fronts, Inc. by Installment Deed dated December 5, 1978 from Mary Agnes Kile, a single person, of record in Book 5371, page 297, Register's Office for Davidson County, Tennessee. Darlene M. Wickham has conveyed her interest in said property to Anthony Wayne Wickham, Sr., by quitclaim deed of record in Instrument No. 20010216-0014991, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been prorated by the parties and assumed by the Grantee(s)
2. All matters appearing on the Plan of record in Book 21, page 5, Register's Office for Davidson County, Tennessee.