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. 22816-05-2004** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $154,000.00. X _____ Affiant Subscribed and sworn to before me this 28th day of May, 2004. _____ Notary Public My Commission Expires:

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Aaron R. Wigginton 7005 Bay Cove Trail Nashville, TN 37221	Countrywide Home Loans, Inc. 3011 Armory Drive, #120 Nashville, TN 37204	Map No.141.11-0A Parcel No. 065.00 CO

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, ~~Matthew~~ Matthew **S. Ney, ~~a/k/a Matthew Ney~~ and wife, Andrea K. ~~Bedford, a/k/a Andrea Bedford~~** *Bedford, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Aaron R. Wigginton, married**("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 7005 Bay Cove Trail, Nashville, Tennessee 37221

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 28th day of May, 2004.

Matthew S. Ney — Andrea K. Bedford

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, ~~Matthew~~ Matthew **S. Ney, and Andrea K. ~~Bedford~~** *Bedford, 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, at office, this 28th day of May, 2004.

_____
Notary Public

My Commission Expires:

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

Davidson County DEEDWARR
Recvd: 06/07/04 08:29 2pgs
Fees:13.00 Taxes:569.80

20040607-0066548

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 172 on the Plan of Rolling River Estates Phase IV (erroneously referred to as Phase I in the previous Deed of record), as of record in Plat Book 5200, pages 184 and 185, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Mathew Ney and wife, Andrea ~~Bedford~~ *by Deed dated, August 31, 2001 from James M. Maitland of record in Instrument No. 20010917-0100572, Register's Office for Davidson County, Tennessee.

*Bedford

Matthew S. Ney being one and the same as Mathew Ney. Andrea K. Bedford being one and the same as Andrea Bedford.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been pro-rated and assumed by the Grantee;
2. Restrictions of record in Book 4892, page 689, Book 5463, page 238;
3. By-Laws of record in Book 4892, page 679, Book 5463, page 238;
4. Charter of record in Book 4892, page 671, Book 8276, page 552; and
5. All matters appearing on the Plan of record as Book 5200, pages 184 and 185, Register's Office for Davidson County, Tennessee.