WARRANTY DEED

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 06/10/04 08:32 2pgs
Fees:13.00 Taxes:277.50
20040610-0068609

My Commission Expires FEB. 10, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4TH day OF JUNE, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FRANCIS G. FUZZELL	AMERICA WHOLESALE LENDERS	MAP 137 PAR. 68
(NAME) 3545 Couchville Pike	7105 CORPORATE DRIVE	
Hermitage TN 37076	PLANO, TX 75024	
(CITY) (STATE)	(STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **GLENN HANNA by and through JOHN McLEROY, ATTORNEY IN FACT, AND JACQUELINE E. GERSHWIN HANNA, by and through MICHAEL W. FERRELL, ATTORNEY IN FACT**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FRANCIS G. FUZZELL AND WIFE, MARY ANN FUZZELL**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 4th, formerly the 16th Civil District of Davidson County, Tennessee, being Lot No. 1 on the Map showing S. A. Buchanan's Subdivision of the Castleman Tr., not of record, described according to a survey made by Erle Drake, County Surveyor, November 12, 1932, as follows:
Beginning in the center of Couchville Pike or Franklin College Road at a point opposite the easterly margin of an unnamed road; thence with the center of said Couchville Pike, South 89 ½ degrees East 555 feet to the corner of Lot Nos. 1 and 2; thence with line between said two lots, South 0 degrees 38' East 996 feet to the northerly margin of said unnamed road; thence with same, North 88 degrees 48' West 626 feet to the easterly margin of said unnamed road; thence with same, North 3 ½ degrees East 990 feet to the beginning, containing 13.45 acres, more or less.

INCLUDED in the above described but EXPRESSLY EXCLUDED therefrom one acre out of the southwest corner of said lot for the Philippi Church.

INCLUDED in the above described but EXPRESSLY EXCLUDED therefrom is a tract set out in Judgment on Declaration of Taking of record in Book 3958, page 327, said Register's Office for said County as follows:
A tract of land designated as Tract No. 941 in the J. Percy Priest Dam and Reservoir Project, situated in the Fourth Civil District of Davidson County, Tennessee, on Couchville Pike and Walker Road, and being more particularly described as follows:
BEGINNING at the point of intersection of the center lines of Couchville Pike, Bakers Grove Road and Walker Road; thence, from the point of beginning, along the center of Couchville Pike, South 85 degrees 42' East 585, more or less, to a nail in a survey cap set in the center of said pike at a corner of lands now or formerly owned by Elmer McClure; thence along said McClure's line South 03 degrees 23' West 765.13 feet into a concrete monument; thence, leaving said McClures' line, and serving the lands of the subject owners as follows: North 89 degrees 36' west 596.77 feet to an iron pin and south 04 degrees 09' West 50.19 feet to a concrete monument set in a line of lands now or formerly owned by the Phillipi Church of Christ; thence along said Church's line North 86 degrees 42' West 30 feet, more or less, to a point in the center of Walker Road; thence, along the center of said Walker Road, North 07 degrees 44' East 862 feet, more or less, to the point of beginning, containing 9.95 acres more or less.

Being the same property conveyed to Glenn Hanna and wife, Jacqueline E. Hanna, with a life estate and right of survivorship in Nora Alice Dobson by deed of record in Book 7390, page 394, Register's Office for Davidson County, Tennessee; the said Nora Alice Dobson having since died June 2, 1997. Glenn Robert Hanna and Jacqueline E. Gershwin Hanna having since Divorced, the Marital Dissolution Agreement being of record in Book 8602, page 603, said Register's Office.

MICHAEL W. FERRELL executes this instrument as Attorney in Fact for Jacqueline E. Gershwin Hanna pursuant to Power of Attorney of record in Instrument No. 20040610-0068607, Register's Office for Davidson County, Tennessee.

JOHN McLEROY executes this instrument as Attorney in Fact for Glenn Hanna pursuant to Power of Attorney of record in Instrument No. 20040610-0068608, Register's Office for Davidson County, Tennessee.

This is not the principal residence of the Grantors.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the afore described tract of land.

GLENN HANNA AND GLENN ROBERT HANNA are one and the same person.

This is improved property, known as 1410 WALKER ROAD, HERMITAGE, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 4th day of June, 2004.

Glenn Hanna
GLENN HANNA
BY: John McLeroy
JOHN McLEROY, ATTORNEY IN FACT

Jacqueline E. Gershwin Hanna
JACQUELINE E. GERSHWIN HANNA
BY: Michael W. Ferrell, Atty in Fact
MICHAEL W. FERRELL, ATTORNEY IN FACT

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, JOHN MCLEROY, with whom I am personally acquainted, or proved to be on the basis of satisfactory evidence, and who acknowledged that He executed the within instrument for the purposes therein contained, and who acknowledged that he is the Attorney in Fact for GLENN HANNA and is authorized by GLENN HANNA to execute this instrument on his behalf.

Witness my hand and official seal this the 4th day of June, 20 04.

My commission expires:_____
NOTARY PUBLIC

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.
My Commission Expires FEB. 10, 2008

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, MICHAEL W. FERRELL, with whom I am personally acquainted, or proved to be on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who acknowledged that he is the Attorney in Fact for JACQUELINE E. GERSHWIN HANNA and is authorized by JACQUELINE E. GERSHWIN HANNA to execute this instrument on her behalf.

Witness my hand and official seal this the 4th day of June, 20 04.

My commission expires:_____
NOTARY PUBLIC

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.
My Commission Expires FEB. 10, 2008