WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 85,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON THIS 28th DAY OF JULY, 2004. NOTARY PUBLIC MY COMMISSION EXPIRES 3/31/07

THIS INSTRUMENT PREPARED BY
CORNERSTONE TITLE AND ESCROW, LLC, 530 CHURCH STREET, SUITE 202, NASHVILLE, TENNESSEE 37219

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Rodger Weller and Sherrie Weller	Rodger Weller and Sherrie Weller	MAP: 162-5
349 Ash Grove Drive		Parcel: 149
Antioch, TN 37013		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CRYSTAL D. HAILEY AND MICHAEL S. LAINE HEIRS-AT-LAW OR DEVISEES UNDER THE WILL OF WILLIAM J. LEONARD, SR.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

RODGER WELLER AND WIFE, SHERRIE WELLER

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 349 Ash Grove Drive, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the _____ day of July, 2004.

Crystal D. Hailey by Rayburn McGowan Jr. Attorney-in-fact
CRYSTAL D. HAILEY BY RAYBURN MCGOWAN, JR. ATTORNEY-IN-FACT

Michael S. Laine by Rayburn McGowan Jr. Attorney-in-fact
MICHAEL S. LAINE BY RAYBURN MCGOWAN, JR. ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On the 28th day of July, 2004, before me personally appeared Rayburn McGowan, Jr. to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Crystal D. Hailey and acknowledged that he executed the same as the free act and deed of said Crystal D. Hailey.

Witness my hand and official seal at Davidson, Tennessee.

Notary Public _____ My Commission Expires: 3/31/07

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On the 28th day of July, 2004, before me personally appeared Rayburn McGowan, Jr. to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Michael S. Laine and acknowledged that he executed the same as the free act and deed of said Michael S. Laine.

Witness my hand and official seal at Davidson, Tennessee.

Notary Public _____ My Commission Expires: 3/31/07

KIMBERLY WIGGINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

KIMBERLY WIGGINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

KIMBERLY WIGGINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 08/02/04 14:11 2pgs
Fees:13.00 Taxes:314.50

20040802-0092232

EXHIBIT A - LEGAL DESCRIPTION

Lot No. 37, on the Plan of Hickory Valley, Section 2-A, as of record in Book 4300, Page 111, said Register's Office. Said Lot 37 fronts 326.17 feet on the southeasterly margin of Ash Grove and extends back 176.37 feet on the easterly line; thence N 87 degrees 0' 5" West, 407.21 feet to the point of beginning.

Being the same property conveyed to William J. Leonard and wife, Vera M. Leonard by Warranty Deed from Jerry L. Nix and wife, Nancy E. Nix, of record in Book 4982, Page 534, Register's Office for Davidson County, Tennessee. The said Vera M. Leonard having pre-deceased William J. Leonard. The said William John Leonard (also known as William J. Leonard and William J. Leonard, Sr) having since died and leaving a Last Will and Testament of record in the Seventh Circuit Court for Davidson County, Tennessee Docket No. 01P-1541 devising all of his property to his children Andrew Barry Leonard, William John Leonard, Jr. and Michael Sheldon Leonard. The said Andrew Barry Leonard had pre-deceased William J. Leonard, Sr. leaving no Will at the time of his death and having no heirs. The said William John Leonard, Jr. having since died May 29, 2002 leaving no Will at the time of his death and having no heirs. The said Michael S. Leonard having since died March 16, 2003 leaving no Will at the time of his death and having two heirs-at-law, daughter, Crystal D. Hailey and, son, Michael S. Laine sole heirs of the subject property.

Affidavits of Heirship filed in Instrument Numbers 20040802-0092223 20040802-0092224 20040802-0092225 20040802-0092226 20040802-0092227 20040802-0092228 and 20040802-0092229 Register's Office for Davidson County, Tennessee.

This instrument is being executed in behalf of Crystal D. Hailey pursuant to a power of attorney executed by the same on the , and being filed for in Instrument # 20040802-0092231, Register's Office for Davidson County, Tennessee.

This instrument is being executed in behalf of Michael S. Laine pursuant to a power of attorney executed by the same on the , and being filed for in Instrument # 20040802-0092230, Register's Office for Davidson County, Tennessee.

The subject property is and has not been the residence of the grantors herein.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.

C.D.H. by Ralph McDaniel Attorney in fact

M.S.L by Ralph McDaniel Attorney in fact