BOX #14A

WARRANTY DEED

G#17303-2

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$491,000.00.**

Affiant

Subscribed and sworn to before me, this the 3rd day of August, 2004.

Notary Public

My commission expires: 4/10/05

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/05/04 15:31 2pgs
Fees:13.00 Taxes:1816.70
20040805-0094555

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Marc Forrest LaGasse	**"NEW OWNER"**	**Map 103-08-0, Parcel 193.00**
4102 Aberdeen Road		
Nashville, TN 37205		

FOR AND IN 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,

Wendy Webb and husband, Mark Keller

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

Marc Forrest LaGasse

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 Davidson County, Tennessee, being Lot Nos. 17, 18, and 20, of Block "K", on the Plan of Cherokee Park, Third Section, as of record in Book 843, Pages 2 and 3, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Wendy Webb and husband, Mark Keller, as tenants by the entirety, by Warranty Deed dated November 24, 1992, from Bobbie Jean Smith, an unmarried person, as the sole heir-at-law of J. L. Payne A/K/A John Lewis Payne, deceased, of record in Book 8797, Page 63, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 8127, Page 413, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

THIS instrument is being executed in behalf of Mark Keller, pursuant to a Power of Attorney executed by him on the 23rd day of July, 2004, of record in Instrument No. 20040805-0094554, Register's Office for Davidson County, Tennessee.

This is Improved (__X__) Unimproved (____) property, known as: **4102 Aberdeen Road, Nashville, TN 37205.**

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 convenant 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 my/our hand(s) this **3rd** day of **August, 2004.**

Wendy Webb

Wendy Webb

Mark Keller By: Wendy Webb, Attorney-In-Fact

Mark Keller By: Wendy Webb, Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On the **3rd** day of **August, 2004,** before me personally appeared **WENDY WEBB,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **MARK KELLER,** as his attorney-in-fact and acknowledged that **WENDY WEBB** executed the same as the free act and deed of the said **MARK KELLER.**

Notary Public



My Commission Expires: 4/10/05

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Wendy Webb,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **3rd** day of **August, 2004.**

Notary Public



My Commission Expires: 4/10/05