Prepared by:
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Davidson County DEEDWARR
Recvd: 09/01/04 12:32 2 pgs
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20040901-0105835

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $349,200.00

Affiant

Subscribed and sworn to before me, this 30th day of August 2004.

Notary Public
My commission expires: 4/21/07

AMY CROSS NANCE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

Address of New Owner:	Send Tax Bills to:	Tax Information
Benjamin H. Bodzy	SAME	130-1/137
238 Harding Place		
Nashville, TN 37205		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Kevin T. Wampler and wife Christy Wampler hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Benjamin H. Bodzy and wife Allison J. Bodzy hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land located in the 23rd councilmanic district of Nashville, Davidson County, Tennessee on the northerly margin of Harding Place, east of Windsor Drive being Lot No. 23, map of Bransford Realty Company's Belle Meade Golf Links Subdivision recorded in Book 421, page's 94 and 95, Register's Office, Davidson County, Tennessee described according to a boundary survey of said Lot No. 23 dated 8-26-04 by Campbell, McRae and Associates Surveying, Inc. (John Hood TN. R.L.S. #1838) more particularly as follows:

Beginning at an iron pipe (old) in the northerly margin of Harding Place (50 feet R.O.W.) said rod being the northwest corner of Lot No. 22 map of Bransford Realty Company's Belle Meade Golf Links Subdivision recorded in Book 421, page's 94 and 95 Register's Office, Davidson County, Tennessee owned by Anthony G. Altieri and Lisa A. Altieri (Book 9608, page 342 R.O.D.C., TN.) and the southwest corner of Lot No. 23 of said Bransford Realty Company's Subdivision and being located N 37 degrees 55 feet 19 inches W. 120.24 feet from an iron rod old at the southwest corner of Lot No. 21 of said Bransford Realty Company's Subdivision (said Altieri's southwest corner); thence with said northerly margin N 38 degrees 30 feet 00 inches W 59.91 feet to an iron pipe (old) at the southwest cornerof Lot No. 24 of said Bransford Realty Company's Subdivision owned by Tyree B. Macfarland (Book 6732, page 545 R.O.D.C., TN.); thence leaving said northerly margin with said Macfarland N 51 degrees 58 feet 40 inches E (crossing a drain) for a total distance of 208.33 feet to an iron rod (new) at the rear corner of Lot No. 60 of said Bransford Realty Company's Subdivision owned by Elmer R. Kenning (Book 3405, page 25 R.O.D.C., TN.) and Lot No. 61 owned by Joh Hill Robinson (Book 3909, page 231 R.O.D.C., TN.); thence with said Robinson's southerly line S 38 degrees 28 feet 28 inches E 60.00 feet to an iron rod (new) at said Altieri's rear corner;thence with said Altieri and the line between said Lot No. 22 and 23S 52 degrees 00 feet 13 inches W 208.31 feet to the point of beginning containing 0.29 acres more or

less.

Being the same property conveyed to Kevin T. Wampler in Instrument No. 199912130302279, recorded 12/13/99, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) All matters shown on Plat recorded in Book 421, page 94 & 95.

This property is improved property known as 238 Harding Place, Nashville, Tennessee 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this 30 day of August, 2004.

Kevin T. Wampler

Christy Wampler

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin T. Wampler and Christy Wampler, the bargainor(s), 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 and official seal at Brentwood, Tennessee, this 30th day of August, 2004.

Notary Public

My Commission expires: 4/2/05

AMY CROSS NOTARY PUBLIC AT LARGE WILLIAMSON CO., TN

FILE NO: 04499