Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #04-1282

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/03/04 14:44 2pgs
Fees:13.00 Taxes:1443.00
20040903-0107153

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Peter J. Minich, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Richard Allen Sexton, , hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 93 and the westerly 10 of Lot No. 92 on the Plan of Bransford Realty Company's West End Heights Subdivision, of record in Book 332, page 124 said Register's Office.

Said Lot No. 93 front together 70 feet on the northerly side of Love Circle and run back between parallel lines 150 feet to a line in the rear which measures 60 feet thereon.

Being the same property conveyed to Peter J. Minich, unmarried by deed dated September 5, 2001 of record Instrument No. 20010910-0097946, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 3427 Love Circle, Nashville TN 37212.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 26th day of August, 2004

Peter J. Minich

PROVINCE
~~State~~ of ONTARIO
~~County~~ of CANADA
COUNTRY

On this 26th day of August, 2004, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Peter J. Minich, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission ~~Expires:~~ IS FOR LIFE

JOHN W. DAMERY
159 JANE ST.
TORONTO, ON
M6S 3Y8

PROVINCE
~~State~~ of ~~Tennessee~~ ONTARIO
~~County~~ of ~~Davidson~~) CANADA
COUNTRY.

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 390,000.00.

Affiant

JWO

Sworn and subscribed before me on this the ~~26~~ 25th day of August, 2004.

Notary Public

My Commission ~~Expires~~: IS FOR LIFE

JOHN W. DAMERY
159 JANE ST.
TORONTO, ON
M6S 3Y8

NEW OWNER:
Richard Allen Sexton
3427 Love Circle
Nashville, TN 37212

RESPONSIBLE FOR TAX PAYMENT:
USAA Federal Savings
10750 McDermott Freeway
San Antonio, TX 78288

TAX MAP-PARCEL #:
104-6-115