PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref:(gj) Title No: 45943
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 10/06/04 13:45 2pgs
Fees:13.00 Taxes:610.50

20041006-0120545

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
W. L. Hailey & Co., Inc. P. O. Box 40646 Nashville, Tennessee 37204	SAME

TAX MAP-PARCEL NUMBERS: 136-07-147

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$165,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David B. Rabel and spouse, Bridget K. Rabel,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **W. L. Hailey & Co., Inc.** 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. 274 on the Plan of Priest Lake Park Section 5 of record in Book 4460, page 174, 175 and 176, Register's Office for said County.

Said Lot No. 274 fronts 96.16 feet on the broken northerly margin of Saxon Mist Drive and extends back 132.88 feet on the westerly line and 134.57 feet on the easterly line to a dead line in the rear, measuring 107.66 feet thereon.

Being the same property conveyed to David B. Rabel and wife, Bridget K. Rabel by deed from Larry A. Featherstone and wife, Andrea L. Featherstone of record in Book 9952, page 880, and re-recorded in Book 9955, page 620, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 4460, Page 174, 175 and 176, said Register's Office, which Plan shows a Plan shows 30 foot minimum building set back line from Saxon Mist Drive and 10 foot easement for public utility and drainage purposes along the rear line(s). A 2.5 x 25 foot utility anchor easement located on the southwesterly front corner of said lot; Restrictive Covenants of record in Book 4698, page 969, said Register's Office.

This is improved property, known as: 160 Saxon Mist Drive, Nashville, Tennessee 37217

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 COVENANTS with the said Grantee that Grantor is lawfully seised 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 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.

WITNESS THE EXECUTION HEREOF this 5th day of October, 2004.

David B. Rabel

Bridget K. Rabel

State of TENNESSEE
County of WILLIAMSON

On this 5th day of October, 2004 , before me the undersigned authority, personally appeared David B. Rabel and Bridget K. Rabel , 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.

My Commission Expires: _____

PERCY WILKINS, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 24, 2008

Notary

State of TENNESSEE
County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $165,000.00

Affiant

Sworn and subscribed before me this the 5th day of October, 2004

My Commission Expires: _____

PERCY WILKINS, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 24, 2008

Notary Public