WARRANTY DEED

SUMMIT-PT-04-4309

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF October, 2004.

Notary Public

MY COMMISSION EXPIRES: 11-16-05

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN. VIRGINIA BOYD

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1800 Mallory Lane, Ste. A
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric Paul Wheeler	Union Planters Bank, NA	
163 Faulkner Lane (ADDRESS)	7130 Goodlett Farms Pkwy (NAME) (ADDRESS)	75-11-263
Mt Juliet, TN 37122 (CITY) (STATE) (ZP)	Cordova, TN 38016 (CITY) (STATE) (ZP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we NATHANIEL GROCHOWSKI, MARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ERIC PAUL WHEELER, MARRIED, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 89-B on the plan of Rachel's Square, Section Two, Zone Lot Division Lots 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 103, 104, 105, 106 & 107 , of record in Book 6250, page 542, amending Book 5200, page 623-625, as amended in Book 6231, pages 64 and 66, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Nathaniel Grochowski, by Deed from William John Ledford and wife, Zina L. Ledford, dated January 31, 1997, of record in Book 10342, page 385, Register's Office for Davidson County, Tennessee.

The spouse of Nathaniel Grochowski, does not join in conveyance, as subject property has never been her primary residence.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 4309 Baton Rouge Drive, Hermitage, Tennessee 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 covenant 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 29th day of October, 2004.

Nathaniel Grochowski

Nathaniel Grochowski By Susan Brown Atty in Fact

Davidson County DEEDWARR
Recvd: 11/05/04 15:17 2pgs
Fees:13.00 Taxes:259.00

20041105-0133902

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Carol T. Baker, a Notary Public in and for said County and State, the within named Nathaniel Grochowski , the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 29th day of October, 2004.

My Commission Expires: 1/26/05

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, w ith whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectiv ely of the _____ the w ithin named bargainor, and corporation, and that _____ as such _____ and _____ being authoriz ed so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 29th day of October, 2004.

My Commission Expires _____

_____
Notary Public

RETURN TO:
PRESTIGE TITLE, LLC

1800 MALLORY LANE, STE. A
BRENTWOOD, TN 37027

615-515-6800