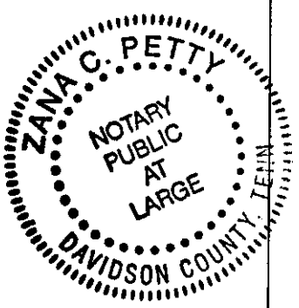
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

FILE BOX 45

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,500.00

Billy W. Gann
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of January, 2005.

Notary Public:

MY COMMISSION EXPIRES: 1-27-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Billy W. Gann	American Home Mortgage	Map 85
3105 Knobview Drive	7142 Columbia Gateway Drive	Group 5
Nashville, TN 37214	Columbia, MD 21046	Parcel 7

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

Carolyn F. Maddux Bevington and Donald V. Maddux and Joy A. Maddux, Devisees of The Estate of Dove A. Maddux

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Billy W. Gann, unmarried
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:

BEING Lot No. 115 on the Plan of Knob Section of Lincoya Hills, as of record in Book 2331, Page 6, Register's Office for Davidson County, Tennessee.

Said Lot No. 115 fronts 110 feet on the westerly side of Knobview Drive and runs back between lines 243.1 feet on the northerly side line and 232 feet on the southerly side line to a line at the rear measuring 82.7 feet thereon.

Being the same property conveyed to Dove A. Maddux by deed from Henry S. Richards and wife, Betty T. Richards, of record in Book 5325, Page 550, said Register's Office. The said Dove A. Maddux died and devised the property by Will to the Grantors herein. See Will of record in Probate File #03P-1752 of record in Probate Court, Davidson County, Tennessee.

This conveyance is subject to Restrictions of record in Book 2333, Page 87, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2331, Page 6, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3105 Knobview Drive, Nashville, TN 37214

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.

Davidson County DEEDWARR
Recvd: 01/07/05 13:23 2 pgs
Fees:13.00 Taxes:538.35
20050107-0002886

Witness our hands this 4th day of January, 2005.

Estate of Dove A. Maddux

By: Carolyn F. Maddux Bevington, Devisee

By: Donald V. Maddux, Devisee

By: Joy A. Maddux, Devisee

STATE OF WASHINGTON
COUNTY OF KING

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carolyn F. Maddux Bevington, Devisee of The Estate of Dove A. Maddux, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is a Devisee of The Estate of Dove A. Maddux, and as such Devisee, is authorized to execute this instrument on behalf of the Estate.

Witness my hand, at office, this 31 day of December, 2004.

My Commission Expires: 07/19/07

Notary Public

BRYAN J. SPALDING NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 7-19-07

STATE OF WASHINGTON
COUNTY OF KING

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald V. Maddux, Devisee of The Estate of Dove A. Maddux, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is a Devisee of The Estate of Dove A. Maddux, and as such Devisee, is authorized to execute this instrument on behalf of the Estate.

Witness my hand, at office, this 31 day of December, 2004.

My Commission Expires: 07/19/07

Notary Public

BRYAN J. SPALDING NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 7-19-07

STATE OF WASHINGTON
COUNTY OF KING

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joy A. Maddux, Devisee of The Estate of Dove A. Maddux, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is a Devisee of The Estate of Dove A. Maddux, and as such Devisee, is authorized to execute this instrument on behalf of the Estate.

Witness my hand, at office, this 31 day of December, 2004.

My Commission Expires: 07/19/07

Notary Public

BRYAN J. SPALDING NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 7-19-07