THIS INSTRUMENT PREPARED BY:
Angus Gillis, III
SCHULMAN, LeROY & BENNETT, P.C.
P.O. BOX 190676
NASHVILLE, TN 37219-0676

Davidson County DEEDWARR
Recvd: 01/24/05 15:51 2 pgs
Fees:13.00 Taxes:333.00
20050124-0008730

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NO.
Wylie Properties, LLC 4064 Twin Oaks Lane Antioch, TN 37013	Same	Map and Parcel 162-10 204

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $90,000.00.

Affiant

Sworn and subscribed before me, this 24th day of Jan, 2005.

Notary Public

ANNIE G. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Commission Expires: 5-1-08

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Stephen H. Arnold, referred to as Grantor, have bargained and sold, and by these presents do transfer and convey unto Wylie Properties, LLC, hereinafter referred to as Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follow, to-wit:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of a resubdivision of Lots 5 through 9, Bell Heights, as of record in Book 5210, page 70, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Stephen H. Arnold by Quitclaim Deed from Lisa M. Arnold, formerly known as Lisa M. Richardson, of record in Book 8646, page 818, said Register's Office.

This conveyance is made subject to (1) real property taxes for the year 2005 which Grantee assumes and agrees to pay, and (2) all matters shown on plan of record in Book 5210, page 70, said Register's Office, including but not limited to a 20 foot building setback line from Brookview Drive, a 20 foot easement for utilities and drainage along the rear line and two foot x 25 foot anchor easements located on the southwest front corner of said property.

This is improved property known as 413 Brookview Drive, Antioch, TN 37013.

Mary Haven Arnold, wife of Stephen H. Arnold, joins in the conveyance of this property for the purpose of conveying any and all marital rights she might have in said property.

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, its successors and assigns forever, and I do covenant with the said Grantee that I am seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as above set forth.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 24th day of Jan, 2005.

Stephen H. Arnold

MARY HAVEN ARNOLD

By: Stephen H. Arnold
Her attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Annie G Smith, a Notary Public in and for said County and State, the within named Stephen H. Arnold and, the bargainors, 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 purpose therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 24th day of Jan, 2004.

ANNIE G. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

Annie G Smith
Notary Public

Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, Stephen H. Arnold, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument in behalf of Mary Haven Arnold and who acknowledged that he executed the same as the free act and deed of Mary Haven Arnold, for the purposes contained therein.

Witness my hand and seal, on this the 24th day of Jan, 2005.

Annie G Smith
Notary Public

My Commission Expires:

ANNIE G. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN