THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5409 Maryland Way, Ste. 120
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 03/01/05 15:51 2 pgs
Fees:13.00 Taxes:719.65

20050301-0022632

MARK BLAYNEY LEEDOM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 09/04/2005

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 194,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF February, 2005

Notary Public

MY COMMISSION EXPIRES: 9/4/05

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph L. Webster, Jr.	Wilmington Finance, a division of AIG Federal Savings Bank	MAP 182
13344 Old Hickory Blvd.	11020 David Taylor Drive, Ste. 405	PARCEL 138
Antioch, TN 37013	Charlotte, NC 28262	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **James E. Gray and wife, Linda Gray**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph L. Webster, Jr., 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:

Land in Davidson County, Tennessee, being Lot No. 1 on the Subdivision of a Portion of the Jesse W. and Helen P. Oates Tract, as of record in Plat Book 5190, page 448, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description, and also described as follows:

Beginning at an iron pin on the Northern R.O.W. line of Old Hickory Boulevard, thence along R.O.W. line S 44 deg. 00' W 200 feet to an iron pin, thence North 14 deg. 45" W 426.50' to a concrete monument, thence N 4 deg. 55" W 305' to a point; thence North 82 deg. 00" E 199.24', thence South 7 deg. 15" E 605' to the point of beginning containing 3.00 acres, more or less.

Being the same property conveyed to James E. Gray and wife, Linda by deed from Helen P. Oates of record in Book 5329, page 990, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **13344 Old Hickory Blvd., Antioch, TN 37013.**

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 _____ hand( ) this the 22nd day of February, 2005.

James E. Gray

Linda Gray

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James E. Gray** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 22nd day of February, 2005.

My Commission expires May 24 2008

Notary Public

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON CO. TENNESSEE

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Linda Gray** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 22nd day of February, 2005.

My Commission expires May 24 2008

Notary Public

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON CO. TENNESSEE