WARRANTY DEED

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 143,900.00

Melissa R. White
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of March, 2005

Notary Public:

MY COMMISSION EXPIRES: 03/31/07
(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:
Sharon Adel Wendt	Long Beach Mortgage Company	Map 73
2719 Donna Hill Drive	320 Interstate North Pkwy., Ste. 500	Group 7
Nashville, TN 37214	Atlanta, GA 30339	Parcel 88

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

June Rushton Rice, Executrix of the Estate of Mary E. LeManquais

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Sharon Adel Wendt

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. 343, on the Plan of Sunset View, Section Six, of record in Plat Book 2900, Pages 54 & 55, Register's Office for said County.

Said Lot No. 343 fronts 140 feet on the easterly side of Donna Hill Drive and extends back 168.1 feet on the northerly line and 134.27 feet on the southerly line to a dead line, measuring 89.25 feet thereon.

Being the same property conveyed to Mary E. LeManquais, unmarried, by deed from Geneva Nelle Lassiter, a widow, of record in Book 7130, Page 509, said Register's Office. The said Mary E. LeManquais now being deceased. The Grantor herein executes this instrument as Executrix of the Estate of Mary E. Rushton LeManquais pursuant to the authority granted by the Will of the decedent of record in the Probate Court of Davidson County, Tennessee, File No. 04P-1939.

Mary E. LeManquais and Mary E. Rushton LeManquais being one in the same person.

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 2719 Donna Hill 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.

Witness my hand this 18th day of March, 2005.

Estate of Mary E. LeManquais

June Rushton Rice executrix

By: June Rushton Rice, Executrix

Davidson County DEEDWARR
Recvd: 03/29/05 15:42 2 pgs
Fees:13.00 Taxes:532.43

20050329-0034044

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named June Rushton Rice, Executrix for the Estate of Mary E. LeManquais, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is an Executrix of the Estate of Mary E. LeManquais and as such Executrix, she is authorized to execute this instrument on behalf of the Estate.

Witness my hand, at office, this 18th day of March, 2005.

My Commission Expires: 3/31/07

Notary Public

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.