return to:
Jim R. Vanderpool, P.C.
5120 Virginia Way, C-22
Brentwood, TN 37027
(615) 370-4443

This instrument prepared by:
Fidelity Residential Solutions
136 Longwater Drive
Norwell, MA 02061
429959 454315
Kay Long

Davidson County DEEDWARR
Recvd: 04/06/05 12:40 3 pgs
Fees:18.00 Taxes:555.00
20050406-0037860

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) CarMax Auto Superstores, Inc.	(NAME) New Owner	63-16-B-213
(STREET ADDRESS OR ROUTE NUMBER) 4900 Cox Road Glen Allen, VA 23060	(STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Dave Cathey, a single man have this day bargained and sold, and do hereby transfer and convey unto the said CarMax Auto Superstores, Inc. the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

STATE OF TN
COUNTY OF Williamson *The actual consideration or value whichever is greater, for this transfer is $* 150,000.00

Affiant Dave Cathey

Subscribed and sworn to before me this the 31st *day of* March, 2005

Notary Public Janice H. Collins

My commission expires: 1/28/06 *(Affix Seal)*

JANICE H. COLLINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

This is unimproved ( ), known as 1431 Longwood Drive, Old Hickory, TN 37138
improved (X)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hand this 7th *day of* February, 2005, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Dave Cathey

STATE OF TENN
COUNTY OF DAVIDSON

Personally appeared before me, Tyra Kennedy, *a Notary Public in and for said County and State, Dave Cathey, the within named bargainor* single *(fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* Dave Cathey *executed the within instrument for the purposes therein contained.*

Witness my hand, at office, this 7th *day of* February, 2005.

Tyra Kennedy
Notary Public
My Commission Expires:

TYRA KENNEDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

(This area for official notarial seal)

My Commission Expires MAY 28, 2006

STATE OF
COUNTY OF

Personally appeared before me, _____, *a Notary Public in and for said County and State, , the within named bargainor* _____ *(fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* _____ *executed the within instrument for the purposes therein contained.*

Witness my hand, at office, this _____ *day of* _____, _____.

(This area for official notarial seal)

Notary Public
My Commission Expires:

Exhibit "A"

Being Lot No. 295 on the Plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development), of record in Plat Book 6900, pages 550, 551, and 552 as corrected in Book 7642, page 445, and amended in Book 8181, page 112, all of record in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Dave Cathey, unmarried by deed from Greg McNeil and Alisha Ayers, both unmarried of record in Instrument No. 20030129-0012000, said Register's Office.