FILE BOX 15

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 124,900.00

Maury Wheatley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of April, 2005

Notary Public:

MY COMMISSION EXPIRES: 01/24/09
(AFFIX SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 04/29/05 13:56 2 pgs
Fees:13.00 Taxes:462.13

20050429-0047929

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:
Maury Wheatley	New Owner	Map 150
3249 Towne Village Rd.		Group 11-0
Antioch, TN 37013		Parcel 186.00

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

Cynthia Theresa LeBlanc and husband, Timothy LeBlanc

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

Maury Wheatley, a single man

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. 305 on the Final P.U.D. Plan of Towne Village of the Country, Section Four-A, of record in Book 6250, Page 20, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Cynthia Theresa Watkins by deed from Warren Edward Lauderback and wife, Ruth A. Lauderback, of record in Book 9193, page 533, said Register's Office. The said Cynthia Theresa Watkins is now known as Cynthia Theresa LeBlanc.

This conveyance is subject to Restrictions of record in Book 6304, Page 985, 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 6250, Page 20, said Register's Office.

The said Timothy LeBlanc joins in this conveyance to convey any and all marital interest he may have in said property.

Power of Attorney of record in Instrument 20050429-0047928, said Register's Office.

Cynthia Theresa Watkins and Cynthia Theresa LeBlanc 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 3249 Towne Village Rd., 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 my hand this 27th day of April, 2005.

Cynthia Theresa LeBlanc

Timothy LeBlanc by Cynthia Theresa LeBlanc Atty N. Fact.

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 Cynthia Theresa LeBlanc, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of April, 2005.

My Commission Expires: 01/24/09

Notary Public



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 Cynthia Theresa LeBlanc, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Timothy LeBlanc as his Attorney in Fact as the free act and deed of the within named Timothy LeBlanc.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of April, 2005.

My Commission Expires: 1/24/09

Notary Public

