PREPARED BY (AND RETURN TO):

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W & I Ref(_____) Title No: 46370
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 06/02/05 13:16 2 pgs
Fees:13.00 Taxes:747.40
20050602-0062502

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Steven Way Peggy Way 231 Orlando Avenue Nashville, TN 37209	same

TAX MAP-PARCEL NUMBERS: 091-14-198

WARRANTY DEED

(Corporate)

FOR AND IN CONSIDERATION of the sum of **$202,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **The Abraxas Group**, a Tennessee General Partnership, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto STEVEN WAY AND PEGGY A. WAY * hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being part of Lot No. 7 on an unrecorded Plan of resubdivision of a part of Lot No. 20 on the Plan of C.C. Vernon Farm, of record in Book 161, page 164, Register's Office for Davidson County, Tennessee, and more particularly described according to a survey made by Norris H. Hickerson, Surveyor, on November 4, 1953, as follows:

Beginning at an iron pin in the westerly margin of Orlando Avenue, said iron pin being located South 10 degrees East 388' from the southerly margin of Lenox Avenue, said point being the Northeast corner of Lot No. 7 on the unrecorded plan of resubdivision of part of Lot No. 20 Plan of C.C. Vernon Farm, of record in Book 161, page 164, Register's Office for Davidson County, Tennessee, running; thence, with the westerly margin of Orlando Avenue, south 10 degrees East 55' to an iron pin. Said iron pin being located North 10 degrees West 20' from the original corner of said lot No. 7, running; thence, South 88 degrees 30' west 149.3 feet to an iron pin, said iron pin being located North 7 degrees 45 minutes West 20' from the Southwest corner of said Lot No. 7 running; thence, North 9 degrees 45 minutes West 42.5' to an iron pin, said iron pin being the Northwest corner of said Lot No. 7, running; thence, North 83 degrees 20 minutes East 147.5 feet to the point of Beginning.

*BOTH UNMARRIED

Being the same property conveyed to The Abraxas Group, a Tennessee General Partnership composed of Deborah H. Berrie, William P. Redick, Jr., Bernie W. Klose and Dwayne L. Hooper by deed from Richard Hardy and wife, Lydia Hardy of record in Doc. No. 20030314-0034325, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2005, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Plat Book 161 Page 164, said Register's Office.

This is improved property, known as: **231 Orlando, Nashville, Tennessee 37209**

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25th day of May, 2005.

The Abraxas Group

By: Deborah H. Berrie Deborah H Berrie Partner
Title: Partner

State of TENNESSEE
County of DAVIDSON

Before me, the undersigned, personally appeared Deborah H. Berrie with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as (or other officer authorized to execute this instrument) of **The Abraxas Group**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the partnership as such officer.

Witness my hand and official seal, at office in Tennessee this the 25th day of May, 2005.

Gregory Polzin
Notary Public

My Commission Expires: 3/25/08

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $202,000.00

Jennifer Terrell
Affiant

Sworn and subscribed before me this the 25th day of May, 2005.

Sandy Meyer
Notary Public

My Commission Expires: 5/24/2008

SANDY MEYER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN