Davidson County DEEDWARR
Recvd: 06/17/05 14:41 2 pgs
Fees:13.00 Taxes:1295.00

20050617-0069669

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
5301 Charlotte Avenue Corp.	New Owner	Map 91-15
4109 Utah Avenue		Parcel 36.00
Nashville, TN 37209		26b 12259

This instrument prepared by : Robert J. Notestine III, 4515 Harding Pike, Suite 315, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Lee McWright and Bobbie McWright** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **5301 Charlotte Avenue Corp., a Tennessee corporation** (The "Grantee"), its successors and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Resubdivision of the Preston Loveless Property as of record in Book 6200, page 31, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lee McWright and wife, Bobbie McWright by Warranty Deed of record in Book 7148, page 379, said Register's Office for Davidson County, Tennessee.

The above described real property is not the homestead of Lee McWright and Bobbie McWright and never has been and is investment property owned by Lee McWright and Bobbie McWright.

Lee McWright and Robert McWright are one and the same person.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2005 and subsequent years.
2. Matters of record in Plat Book 5800, page 224 and in Book 6200, page 31, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 5301 Charlotte Avenue, Nashville, TN 37209.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $350,000.00.

Affiant

Subscribed and sworn to before me this 15th day of June, 2005.

Notary Public

NOTARY PUBLIC JOHN NOTESTINE III DAVIDSON COUNTY TENNESSEE LARGE

My Commission Expires: 9-24-2006

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 15th day of June, 2005.

Robert L. AKA Lee McWright

Lee McWright

Bobbie McWright

Bobbie McWright

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Lee McWright and wife, Bobbie McWright with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 15th day of June, 2005.

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 9-24-2006