FILE BOX 45

WARRANTY DEED

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 6,500.00

Tammy Mincey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of June, 2005

Zana C. Petty
Notary Public: Zana C. Petty

MY COMMISSION EXPIRES: 01/27/07
(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:
Tammy Mincey	New Owner	Map 030
4800 Huffman Rd.		Group
Goodlettsville, TN 37072		Parcel 178.00

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

Stoney Lee Maynard

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

Tammy Mincey, married

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:

Land in the 14th Civil District of Davidson County, Tennessee, beginning at a point in the easterly margin of Whites Creek Pike and being the southern boundary line of part of Lot No. 1 conveyed to Jim Walter Homes, Inc., by deed from James McCluskey and Virginia C. McCluskey, aka Virginia H. Cooper of record in Book 6882, Page 841, in the Register's Office for Davidson County, Tennessee, on the plan of Mamie Keathley Land in Plat Book 5800, Page 98, R.O.D.C., thence with the line N 53 deg. 31' 15" E. 699.35 feet to a point; thence N. 35 deg. 15' 00" W., 130.0 feet to a point; thence N 52 deg. 17' 50" E. 100.0 feet to an iron pin; thence N. 61 deg. 44' 43" E. 118.86 feet to an iron pin; thence N 62 deg. 07' 35" E. 181.77 feet to an iron pin; thence S. 37 deg. 24' 30" E. 153.09 feet to an iron pin; thence S. 55 deg. 33' 22" W. 1326.18 feet to the easterly margin of Whites Creek Pike; thence N. 35 deg. 15' 00" W. 17.68 feet to the beginning.

BEING the same property conveyed to Stoney Lee Maynard by deed from John R. Hunter and wife, Marsha Hunter, of record in Book 7357, Page 681, dated September 11, 1987, Register's Office for said County.

This conveyance is made subject to: (1) 2005 taxes, which have been assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5800, Page 98; and (3) Sewer Line Easement of record in Book 7135, Page 825 and Book 7163, Page 559, said Register's Office.

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 4785 Whites Creek Pike, Whites Creek, TN 37207

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 14th day of June, 2005.

Stoney Lee Maynard
Stoney Lee Maynard

Davidson County DEEDWARR
Recvd: 06/20/05 14:11 2 pgs
Fees:13.00 Taxes:24.05

20050620-0070452

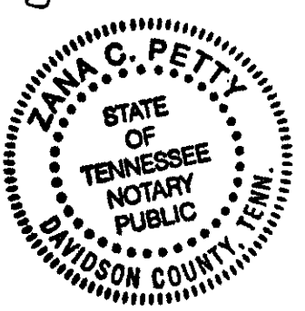
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stoney Lee Maynard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of June, 2005.

My Commission Expires: 01/27/07

Notary Public



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