THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 24410-06-2005**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $391,000.00. Affiant Subscribed and sworn to before me this 30th day of June, 2005. Notary Public My Commission Expires: 7-19-08

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Gregory M. Corley Pamela C. Corley 117 Taggart Avenue Nashville, TN 37205	Franklin American Mtg. Co. 501 Corporate Dr., #400 Franklin, TN 37067	Map No.130-05-0 Parcel No. 084

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Edward B. Waltemath and wife, Ashley F. Waltemath**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gregory M. Corley and wife, Pamela C. Corley** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 117 Taggart Avenue, Nashville, Tennessee 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of June, 2005.

Edward B. Waltemath

Ashley F. Waltemath

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Edward B. Waltemath and wife, Ashley F. Waltemath**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of June, 2005.

Notary Public

My Commission Expires:

GERALD B. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 07/20/05 07:43 2 pgs
Fees:13.00 Taxes:1446.70

20050720-0084095

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot #17 Block E on the Plan of 2nd Revised Plan of Highlands of Belle Meade No. 2 Blocks E, F, G, H and K as of record in Plat Book 1130, pages 71 and 72, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Edward B. Waltemath and wife, Ashley F. Waltemath by deed dated August 31, 2000 from H. Rowan Leathers, III and wife, Myra F. Leathers of record in Instrument No. 200008310086466, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes which have been pro-rated and assumed by the Grantee; and
2. All matters appearing on the Plan of record as Book 1130, pages 71 and 72, Register's Office for Davidson County, Tennessee.