THIS INSTRUMENT PREPARED BY:
DAVID A. CHILDRESS
ATTORNEY AT LAW
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-9235

Davidson County DEEDWARR
Recvd: 07/21/05 15:01 3 pg:
Fees:18.00 Taxes:351.50
20050721-0085218

SHIRLEY STANSBURY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON TN

MY COMMISSION EXPIRES: ~~May 29, 2009~~

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $95,000.00.

Howard Wear
AFFIANT

Subscribed and sworn to before me this 19 day of July, 2005.

Shirley Stansbury
Notary Public

My Commission Expires:

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
Howard Wear 3011 Lakeland Drive Nashville, TN 37214	501 Franklin Pike Nashville TN 37220	96-14 208.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Mack Finley, Jr.** and **wife, Louise Finley** (herein referred to as "Grantors"), have bargained and sold, and by these presents do hereby transfer and convey unto **Howard Wear** (herein referred to as "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land located in **Davidson** County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 903 on the Map of Cloverhill, Section 11, of record in Book 2663, page 26, Register's Office for Davidson County, Tennessee.

Said Lot No. 903 fronts 75 feet on the southerly side of Lakeland Drive and runs back 333 feet, more or less, on the easterly line and 209.2 feet, more or less, on the westerly line to the center of McCrory Creek, measuring 170 feet, more or less, along said center of McCrory Creek.

Being the same property conveyed to Mack Finley, Jr. and wife, Louise Finley by deed from Metropolitan Nashville Airport Authority, of record in Book 9177, page 849, Register's Office for Davidson County, Tennessee.

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

This is improved property known as 3011 Lakeland Drive, Nashville, Tennessee 37214.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions:

1. Davidson County taxes for 2005, a lien, but not yet due and payable;

2. All matters shown on the Plan of record in Book 2663, page 26, Register's Office for Davidson County, Tennessee;

3. Restrictive Covenants of record in Book 2145, page 262, and as made applicable in Book 2746, page 207, Register's Office for Davidson County, Tennessee;

4. Easement for sanitary sewer and/or storm drainage of record in Book 4772, page 696, Register's Office for Davidson County, Tennessee; and

5. Avigation Easement of record in Book 9177, page 852, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, GRANTEE'S heirs and assigns, forever; and GRANTORS do covenant with the said GRANTEE that GRANTORS are lawfully seized and possessed of said land; have a good right to convey it; and the same is unencumbered, except as otherwise herein set out. GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to the said GRANTEE, GRANTEE'S heirs and assigns, against the lawful claims of all persons whomever.

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

WITNESS my hand this 19th day of July, 2005.

Mack Finley, Jr.

By: _____
Attorney-in-fact

Louise Finley

Louise Finley

By: Beth Pilkinton

Attorney-in-fact

Pursuant to Limited Power of Attorney filed in Instrument Number 20050721008521 7 Register's Office for Davidson County, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 19th day of July, 2005, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **BETH PILKINTON**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Mack Finley, Jr. and Louise Finley, and acknowledged that she executed the same as the free act and deed of the said Mack Finley, Jr. and Louise Finley.

WITNESS my hand and official seal at Nashville, Tennessee, this 19th day of July, 2005.

Shirley Stansbury

Notary Public

My Commission Expires:

SHIRLEY STANSBURY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TN

MY COMMISSION EXPIRES:
May 23, 2009