JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

WARRANTY DEED

G-CD-05-927

My Commission Expires JULY 29, 2006

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $287,500.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF July, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/27/05 10:40 2 pgs
Fees:13.00 Taxes:1063.75

20050727-0087452

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
April Parker	Wells Fargo Bank, N.A.	
927 Clayton Avenue (ADDRESS)	P.O. Box 5137 (NAME) (ADDRESS)	
Nashville, Tennessee 37204 (CITY) (STATE) (ZIP)	Des Moines, IA 50306-5137 (CITY) (STATE) (ZIP)	118-05 135.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MICHAEL S. MCABEE,MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto APRIL PARKER AND HUSBAND, JEFFREY KUHNHENN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

LOT NO. 37 ON THE UNRECORDED MAP SHOWING THE SUBDIVISION OF THE VAULX LANDS, NOT OF RECORD, AND DESCRIBED ACCORDING TO A COPY OF A SURVEY BY HAL R. SWAN, JR., MARCH 25, 1959, AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE SOUTH MARGIN OF EAST CLAYTON AVENUE, 480 FEET WEST ON THE WEST MARGIN OF CRAIG AVENUE; THENCE SOUTHERLY PARALLEL TO THE WEST MARGIN OF CRAIG AVENUE, 160 FEET TO AN IRON PIN; THENCE WESTERLY 80 FEET TO AN IRON PIN, THENCE NORTHERLY 156.27 FEET TO AN IRON PIN IN THE SOUTH MARGIN OF EAST CLAYTON AVENUE; THENCE WITH THE MARGIN OF SAME EASTERLY 52.3 FEET TO A POINT, AND CONTINUING WITH THE MARGIN OF SAME EASTERLY 27.7 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL S. MCABEE, MARRIED BY WARRANTY DEED FROM DAVID V. PRINCE AND WIFE, SHEILA G. PRINCE, RECORDED ON THE 15TH DAY OF MARCH, 1996 IN DEED BOOK 9980, PAGE 954, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 927 Clayton Avenue, Nashville, Tennessee 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 20th day of July, 2005.

Michael S. McAbee

Ina F. McAbee

STATE OF Tennessee
COUNTY OF Davidson

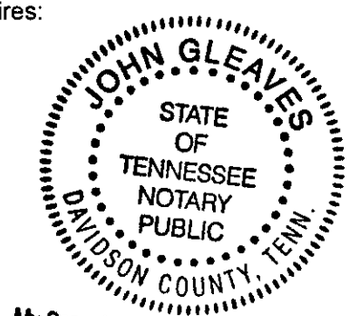
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael S. McAbee and Ira F. McAbee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed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

Witness my hand and official seal, this the 20th day of July, 2005.

_____
Notary Public

My Commission Expires:

(SEAL)



My Commission Expires JULY 29, 2006

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903