[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Treglown Warner	New Owner	Map 105-9
4407 Hunt Place		Parcel 471.00
Nashville, TN 37215		12315

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, 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, **Samuel Hambrick, an unmarried man** (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto **Treglown Warner, an unmarried man**, (The "Grantee"), his heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

SEE EXHIBIT A

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. Any and all matters show on the Plat of record in Plat Book 5800, page 21, Register's Office.

This is improved property commonly known as 1210 Wedgewood Avenue, Nashville, Tennessee 37212

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $ 450,000.00.

Treglown Warner
Affiant

Subscribed and sworn to before me this 8th day of July, 2005.

BARBARA KEMRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

My Commission Expires: 9/22/07

Davidson County DEEDWARR
Recvd: 07/28/05 14:07 3 pgs
Fees:18.00 Taxes:1665.00
20050728-0088443

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, his heirs and assigns, forever.

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

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 8th day of July, 2005.

BARBARA KEMRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Samuel Hambrick

Samuel Hambrick

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 **Samuel Hambrick**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged he executed the within instrument.

WITNESS my hand and official seal at Nashville, Tennessee this 8th day of July, 2005.

Notary Public

BARBARA KEMRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 9/22/07

EXHIBIT A

Being Lot No. 2 on the Plan of the Resubdivision of Lot No. One, Edgehill Estates, of record in Book 5800, Page 21, Register's Office for Davidson County, Tennessee, described as follows:

Commencing at the northerly radius return point of the northwest corner of the intersection of Wedgewood Avenue and 12th Avenue South, said point being a 1-inch piece of angle iron set flush in concrete walk; thence with a curve to the southwest, said curve having a radius of 25.00 feet and a curve length of 33.07 feet to the westerly return point in the north right-of-way of Wedgewood Avenue, said point being a chiseled mark in concrete walk; thence with another curve to the southwest along the north right-of-way of said Wedgewood Avenue having a radius of 1240.00 feet a distance of 159.96 feet to the point of beginning; thence continuing along said curve, 123.50 feet to a P.K. nail set in concrete walk; thence North 9 deg. 41' 00" East a distance of 239.88 feet along the east right-of-way of 13the Avenue South to an iron pin in the south right-of-way of Wade Avenue; thence South 81 deg. 48' 24" East a distance of 69.92 feet along the south right-of-way of Wade Avenue to an iron pin; thence South 9 deg. 55' 51" West a distance of 66.30 feet to an iron pin; thence South 81 deg. 50' 04" East a distance of 49.32 feet to an iron pin; thence 9 deg. 49' 56" West a distance of 421.24 feet to the point of beginning.

Being the same property conveyed to Samuel Hambrick by deed from Charles Parks, dated March 15, 1995, filed May 1, 1995, of record in Book 9659, Page 178, Register's Office for Davidson County, Tennessee.

TPW