This Instrument Prepared By:
Thomas I. Bottorff
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

ADDRESS NEW OWNER:
Art Wasem
521 Foothills Drive
Nashville, Tennessee 37217

SEND TAX BILL TO:
Owner

MORTGAGEE:

MAP	**119**
GROUP	**03-O**
PARCEL	**156.00**

Davidson County DEEDWARR
Recvd: 08/18/05 13:49 2 pg:
Fees:13.00 Taxes:573.13

20050818-0098621

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, **John T. Eddleman,** married, hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does hereby transfer and convey unto **Art Wasem**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 85-A on the Plan of Hill-N-Dale Subdivision, Section 2, of record in Book 4175, page 5 and as amended by instrument of record in Book 5104, page 822, Register's Office for Davidson County, Tennessee.

Said Lot No. 85-A fronts 109.12 feet along the northerly margin of Foothill Drive and runs back 186 feet on the westerly line and 141.23 feet on the northeasterly line to a line in the rear, measuring 46.20 feet thereon.

Being the same property conveyed to John T. Eddleman by deed from Christian Education, Inc. of record in Book5108, page 887, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2005 and subsequent years.

This is **improved** property known as **521 Foothill Drive, Nashville, Tennessee 37217.**

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, his heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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.

LAURA L. EDDLEMAN, wife of John T. Eddleman, joins in this conveyance to transfer any right, title or interest she may have in subject property, marital or otherwise.

WITNESS my hand this the **15th** day of **August, 2005.**

John T. Eddleman

Laura L. Eddleman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **John T. Eddleman and Laura L. Eddleman**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 15th day of August, 2005.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $154,900.00.

AFFIANT

Subscribed and sworn to before me on this 15th day
of August, 2005.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE