WARRANTY DEED

PLEASE RETURN TO:
AMTITLE & ESCROW, LLC
515 RIVERGATE PARKWAY, SUITE #111
GOODLETTSVILLE, TN 37072

Davidson County DEEDWARR
Recvd: 11/10/05 14:14 3 pgs
Fees:18.00 Taxes:721.50

20051110-0136524

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF November 2005

Notary Public

MY COMMISSION EXPIRES: 1/30/10
(AFFIX SEAL)

LEON SHARBER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
Leon Sharber, Attorney, 1161 Murfreesboro Road, Ste. 505, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Antonia Serafin (NAME)	Vision Mortgage Professionals, Inc. (NAME)	MAP: 51-2
300 Westchester Drive (ADDRESS)	115 Castle Heights Avenue North (ADDRESS)	PARCEL: 53
Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	Lebanon, TN 37087 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Rhonda Lynn Mason and Tedda J. Wells, Devisee's of the Last Will and Testament of Margaret W. Deason, Deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Antonia Serafin

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 1 on the Plan of Holiday Hills of record in Book 3600, Page 28 Register's Office for said County.

BEGINNING at a concrete monument in the northerly margin of Chadwell Drive, the southeasterly corner of said Lot No. 1; thence, along the easterly line of said lot, north 2 degrees 57 minutes east 120.91 feet to the southeasterly corner of Parcel "C"; thence, along the line between Lot No. 1 and parcel "C" north 57 degrees 59 minutes west 235.2 feet to the easterly margin of Westchester Drive; thence, following the easterly margin of Westchester Drive, southwardly 207.9 feet to the beginning of a curve having a radius of 25 feet; thence, around said curve in a southeasterly direction, 36.05 feet; thence, south 79 degrees 20 minutes east 53.2 feet to the northerly margin of Chadwell Drive; thence, with the same, South 86 degrees 31 minutes east 168.5 feet to the beginning.

INCLUDED within the description above, but excluded from this conveyance, is a parecel of land, containing 252 square feet, acquired by the State of Tennessee in a condemnation suit against H.L. Worrell, et al, Docket No. 75115 Third Circuit Court for said County by decree of record in Minute Book 75, Page 12, as shown of record in Book 3844, Page 808, said Register's Office, to which reference is hereby made for a complete description.

Being the same property conveyed to Allen D. Deason and wife, Margaret W. Deason by Warranty Deed from Harold B. Porter and wife, June G. Porter, recorded August 13, 1969, of record in Book 4357, Page 250, Register's Office for Davidson County, Tennessee. The said Allen D. Deason having pre-deceased Margaret W. Deason. Margret W. Deason having since died on January 3, 2000 in

CONTINUED

unimproved ( )
This is improved (X) property, known as 300 Westchester Drive, Madison, Tennessee 37115
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hand s this 4th day of November 2005

Rhonda Lynn Mason by Jennifer Boyd attorney in fact
Rhonda Lynn Mason By Jennifer Boyd, Her Attorney-In-Fact

Tedda J. Wells by Jennifer Boyd attorney in fact
Tedda J. Wells by Jennifer Boyd, Her Attorney-in-fact

LEGAL DESCRIPTION CONTINUATION

Davidson County, Tennessee and pursuant to her Will of record in Will Book 234, Page 371, Probate Court Clerk's Office for Davidson County, Tennessee the said property was devised to Ted Rainey Wells a Life Estate and the remainder interest to the children living at her death, share and share alike, of her son, Ted Rainey Wells. The said Ted Rainey Wells having since died on April 26, 2005 in Davidson County, Tennessee, and pursuant to his Last Will and Testament of record in Imaging Number 5818/1893507, Probate Clerk's Office for Davidson County, Tennessee, the devisees are 60% to Tedda J. Wells and 40% to Rhonda L. Mason. Also being the same property conveyed to Jennifer A. Boyd by Quitclaim Deed from Rhonda Lynn Mason, of record by Instrument Number 20050726-0087056 in the Register's Office for Davidson County, Tennessee. And being further conveyed to Rhonda Lynn Mason by Quitclaim Deed from Jennifer A. Boyd, of record by Instrument Number 20051019-0126110 in the Register's Office for Davidson County, Tennnessee.

This conveyance is subject to any and all existing easements, restrictions, zoning regulations and building setback lines, recorded or unrecorded.

Ted Rainey Wells and Ted R. Wells being one and the same person.

Rhonda L. Mason and Rhonda Lynn Mason being one and the same person.

Tedda J. Wells and Tedda Joe Wells being one and the same person.

Jennifer Boyd executes this instrument as Attorney-In-Fact on behalf of Rhonda Lynn Mason and Tedda J. Wells, pursuant to the Power of Attorney being recorded by Instrument No. 20051110-0136522 and Instrument No. 20051110-0136523, in the Register's Office for Davidson County, Tennessee.

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 Rhonda Lynn Mason and Tedda J. Wells

the bargainor s, 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 and official seal at Nashville, Tennessee, this 4th day of November, 2005.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 4th day of November, 2005, before me, the undersigned Notary Public, personally appeared Jennifer A. Boyd, known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney in fact for Rhonda Lynn Mason and Tedda J. Wells, and acknowledged that she executed the same as the act of her principals for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal at Nashville, Tennessee this 4th day of November, 2005.

My commission expires:
1/20/09

Notary Public

LEON SHARBER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD