THIS INSTRUMENT PREPARED BY:
Eric E. Rogers
Attorney-at-law
709 Taylor Street
P.O. Box 280240
Nashville, Tennessee 37208

Davidson County DEEDWARR
Recvd: 11/15/05 09:12 2 pgs
Fees:13.00 Taxes:370.00
20051115-0137737

FROM: TrukTax, LLC (the "GRANTOR")

TO: John C. Hailey and wife, Peggy T. Hailey (the "GRANTEE")

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO:
810 Forest Acres Drive **Nashville, Tennessee 37220**	**New Owner:** **John C. Hailey and wife,** **Peggy T. Hailey** **810 Forest Acres Drive** **Nashville, Tennessee 37220**	**16106024200**

WARRANTY DEED

FOR AND IN CONSIDERATION of the total sum of One Hundred Thousand and No/100's Dollars ($100,000.00), the receipt and sufficiency of which is hereby acknowledged, TrukTax, LLC, a Tennessee limited liability company, has bargained and sold, and by these presents does transfer and convey unto John C. Hailey and wife, Peggy T. Hailey, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee described as follows:

LAND in Davidson County, Tennessee, being Lot No. 121 on the Plan of Section Two, Huntington Park, of record in Book 4175, Page 108, Register's Office for said County.

SAID Lot No. 121 fronts 79.0 feet on the westerly margin of Whitaker Drive and extends back 151.40 feet on the northerly line and 150.0 feet on the southerly line to a dead line in the rear, measuring 90.25 feet thereon.

BEING the same land conveyed to TrukTax, LLC from Philip H. Tritschler and Frances Kerr Tritschler, Trustees of The Philip H. Tritschler, Sr. and Frances Kerr Tritschler Revocable Living Trust, by Quit Claim Deed dated July 28, 1998, of record in Book 11101, Page 98, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 5113 Whitaker Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John C. Hailey and wife, Peggy T. Hailey, their heirs, successors and assigns, forever.

And it does covenant with the said John C. Hailey and wife, Peggy T. Hailey, that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the following:

1. Davidson County taxes for 2005, Map-Par. 161-6-242, $2,403.16. Unpaid, but not delinquent until March 1, 2006.
2. Matters shown on the Plan of record in Book 4175, Page(s) 108, said Register's Office.
3. Restrictive Covenants contained in instrument of record in Book 4393, Page 383, said Register's Office.

And it does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said John C. Hailey and wife, Peggy T. Hailey, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 10th day of November, 2005.

TRUKTAX, LLC

Frances Kerr Tritschler, Member, Individually and as Trustee of The Philip H. Tritschler and Frances Kerr Tritschler Revocable Living Trust

Philip H. Tritschler, Jr., Member and Individually

Tabor W. Tritschler, Member and Individually

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said State and County, Frances Kerr Tritschler, with whom I am personally acquainted, and who acknowledged that she is a member of TrukTax, LLC, and is authorized to execute this instrument on behalf of the company and that as such she executed this instrument for the company for the purposes therein contained.

Witness my hand, at office, this 10th day of November, 2005.

Susan M. Hanley
NOTARY PUBLIC

SUSAN M. HANLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: Jan 27, 2007

STATE OF Florida)
COUNTY OF Collier)

Personally appeared before me, the undersigned, a Notary Public of said State and County, Philip H. Tritschler, Jr., with whom I am personally acquainted, and who acknowledged that he is a member of TrukTax, LLC, and is authorized to execute this instrument on behalf of the company and that as such he executed this instrument for the company for the purposes therein contained.

Witness my hand, at office, this 8th day of November, 2005.

Lynn Force
NOTARY PUBLIC

LYNN M. FORCE
MY COMMISSION # DD 316210
EXPIRES: May 4, 2008
Bonded Thru Notary Public Underwriters

My Commission Expires: 4 may 2008

STATE OF VA)
COUNTY OF FAIRFAX)

Personally appeared before me, the undersigned, a Notary Public of said State and County, Tabor W. Tritschler, with whom I am personally acquainted, and who acknowledged that he is a member of TrukTax, LLC, and is authorized to execute this instrument on behalf of the company and that as such he executed this instrument for the company for the purposes therein contained.

Witness my hand, at office, this 4th day of NOVEMBER, 2005.

Christa R. Lacy
NOTARY PUBLIC

My Commission Expires: 28 February 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $100,000.00.

Susan M. Tritschler
AFFIANT

Subscribed and sworn to before me this 10th day of November, 2005.

Susan M. Hanley
NOTARY PUBLIC

SUSAN M. HANLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: Jan 27, 2007

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