PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref:(db) Title No: 46987
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 04/03/06 10:35 2 pgs
Fees:13.00 Taxes:2708.40
20060403-0037248

After Recording RETURN TO:
Westside Title, Inc.
531 Rivergate Parkway
Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
W & N Investments, LLC 115 Hampsted Lane Franklin, TN 37069	Same

TAX MAP-PARCEL NUMBERS: 13007007000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$732,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Andrew N. Currey, unmarried and Melisa P. Currey, unmarried,** hereinafter called the **Grantor,** have bargained and sold, and by these presents do hereby transfer and convey unto **W & N Investments, LLC** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the easterly part of Lot No. 153 on the Plan of Part of Royal Oaks Land Co.'s Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for said County.

Beginning at the northeast corner of Iroquois Place, formerly 8th Street, and Lynwood Boulevard; thence with the northerly margin of said Place, westwardly 153.7 feet to the southeast corner of the property conveyed to Theodora Scruggs, et al, by deed from Bransford Realty Company, of record in Book 1081, page 645, said Register's Office; thence with said Scruggs easterly line, northwardly, 269 feet to the southerly line of Lot 152; thence with said line eastwardly 221 feet to the westerly margin of Lynwood Boulevard; thence with said Boulevard, southwardly, 295.8 feet to the beginning.

Being the same property conveyed to Andrew N. Currey and Melisa S. Poole, both unmarried, by deed from Pete H. Francescon, Sr., Sam A. Francescon, Jr., and Victor B. Francescon Sr., heirs at law of Vincenza Francescon, deceased of record in Book 7825, page 860 Register's Office for said County. By Quitclaim Deed of record in Book 7875, page 331, said Register's Office, a tenancy by the entirety was created in Andrew N. Currey and wife, Melisa P. Currey. The said Andrew S. Currey and Melisa P. Currey have since divorced, by Final Decree, Case No. 04D-1358, in the Eighth Circuit Court for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2006, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Plat Book 421 Pages 102 and 103, said Register's Office. Easement for sanitary sewers and/or storm drainage granted to the City of Belle Meade, by instrument of record in Book 5787, page 400.

This is improved property, known as: 4300 Iroquois Avenue, Nashville, Tennessee 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of March, 2006.

Andrew N. Currey

Melisa P. Currey

State of TENNESSEE
County of DAVIDSON

On this 31st day of March, 2006 , before me the undersigned authority, personally appeared Andrew N. Currey and Melisa P. Currey, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE
My Commission Expires JULY 21, 2007
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $732,000.00

Affiant

Sworn and subscribed before me this the 31st day of March, 2006

My Commission Expires: CINDY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

Notary Public

My Commission Expires FEB [illegible] 2008