This Instrument Prepared By:
CHERNAU, CHAFFIN & BURNSED, PLLC
ONE AMERICAN CENTER
3100 WEST END AVENUE, SUITE 550
NASHVILLE, TENNESSEE 37203

Davidson County DEEDWARR
Recvd: 07/24/06 13:52 2 pgs
Fees:13.00 Taxes:366.30
20060724-0088846

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL:
Richard A. Ewalt and Laura Ewalt 9001 Hester Beasley Road Nashville, TN 37221	Same	Part of Map & Parcel 168-00-0-242.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $99,000.00

Affiant: Richard A. Ewalt

Sworn to and subscribed before me on this 22nd day of June, 2006.

Notary Public

My commission expires: 3/21/09

AMY BRYSON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee", and other good and valuable consideration, the receipt and sufficiency all of which are hereby acknowledged, WACHOVIA BANK, NATIONAL ASSOCIATION, a national banking association, hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto RICHARD A. EWALT AND LAURA EWALT, husband and wife (hereinafter collectively the "Grantee"), their heirs and/or assigns as their interest may appear.

Being a parcel of land located in Metropolitan Nashville-Davidson County, Tennessee, a portion of the Lonnie Howell Heirs property as recorded in Deed Book 1102, page 286, Deed Book 5723, page 678, and Deed Book 7896, page 858, bounded on the south by Hester Beasley Road, west by Tracts A, H, E and a 50 feet easement road, north by Tract E, east by Tract F, and being referred to for the purposes of this Deed as Tract B and more particularly described as follows:

Beginning at an iron rod on the northerly margin of Hester Beasley Road at the southeast corner of the tract herein described, said iron lying 195.00 feet southwest along the road from an iron rod at the southeast corner of the Howell heirs property, said being the southwest corner of Yazidan as recorded in Deed Book 8709, page 458; thence along the margin of the road S 65 degrees 10' W 163.00 feet to an iron rod at the southeast corner of a 50-foot easement; thence, leaving the road along a new division line with Tract A N18 degrees 38' 40" W 488.85 feet to a spike in the center of the aforementioned 50-foot easement; thence continuing along new division lines with the center of the 50-foot easement, same being the easterly line of Tract H N 13 degrees 00' E 226.50 feet; N 08 degrees 25' E 175.00 fee; N 03 degrees 00' E 109.00 feet; continuing along the center of the easement and tract B N 01 degrees 00' W 200.00 feet to a spike; thence, continuing along a new division line with Tract E N 87 degrees 56' E passing through an iron rod at 25.00 feet, in all 126.00 feet to an iron rod; thence, continuing along a new division line with Tract F S 05 degrees 09' 35" E 1106.40 feet to the beginning, subject to the easterly 25 feet of a 50-foot ingress-egress easement along the westerly boundary with Tracts H and E, and served by the same 50-foot easement as it passes through Tract A to Hester Beasley Road, according to a survey by Boyd B. Gibbs, RLS #1598, 106 South Public Square, Centerville, Tennessee, dated July 12, 2002. Said property is also subject to an existing Ingress-Egress Easement more particularly described as follows:

Being a 50- feet ingress-egress easement serving Tracts A, B, C, D, E, G and H of the Lonie Howell heirs property to Hester Beasley Road, the centerline of which is more particularly described as follows:

Beginning at a point on the northerly margin of Hester Beasley Road lying S 63 degrees 30' W 26.36 feet from an iron rod at the southeast corner of Tract A and the southwest corner of Tract B; thence, Passing through tract A N45 degrees 00' W 186.95 feet; with a curve to the right having a radius of 189.86 feet, length of 205.45 feet, and chord of N 14 degrees 00' W 195.57 feet; N 17 degrees 00' E 160.00 feet to a spike at the northeast corner of Tract A; thence, Along the westerly line of Tract B, same being the easterly line of Tract H N13 degrees 00' E 226.50 feet; N 08 degrees 25' E 175.00 feet; N 03 degrees 00' E 109.00 feet to a spike at the northeast corner of Tract H; thence, Continuing along the westerly line of Tract B, same being the easterly line of Tract E N01 degrees 00' W 200.00 feet to a spike at the northwest corner of Tract B; thence Passing through Tract E N 02 degrees 27' E N 02 degrees 27' E 133.10 feet to a spike on the southerly line of Tract D; thence continuing along the southerly margin of the easement herein described, same being the southerly line of Tract D and northerly line of Tract E, N 87 degrees 56' 30" E passing through an iron rod at 25.0 feet, in all 126.00 feet to an iron rod, N 39 degrees 24' 15" E 291.06 feet to an iron rod at the southwest corner of Tract G, said easement lying 50 feet north of and adjacent to these two line, extending to the westerly boundary of Tract G, according to a survey by Boyd B. Gibbs, RLS #1598, 106 South Public Square, Centerville, Tennessee, dated July 12, 2002.

Being the same property conveyed to Wachovia Bank, National Association in Instrument 20060322-0053003, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ted L. Crockett in Instrument 20030903-0127452 recorded 9/3/2003, Register's Office for Davidson County, Tennessee.

The street address of the Property is 9001 Hester Beasley Road, Nashville, TN 37221.

Grantor states, represents, warrants and covenants, that its does hereby transfer, assign and convey unto Grantee, and its heirs, successors and/or assigns the above-described real property. Grantor further covenants to warrant and forever defend the title to the above-described property to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor.

TO HAVE AND TO HOLD said tract of land, together with all appurtances, estate, title and interest thereto belonging to said Grantee, its successors and assigns, forever.

IN WITNESS WHEREOF, the Grantor has caused her name to be affixed hereto on this ~~22nd~~ 30th day of June, 2006.

WACHOVIA F/K/A First Union successor by merger
a National Bank Association

By:_____
Donna Whitney, Assistant Vice President

SEAL

STATE OF ~~TENNESSEE~~ FLORIDA)
COUNTY OF ~~DAVIDSON~~ DUVAL)

Before me, the undersigned, a notary public in and for said County and State, personally appeared Donna Whitney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Assistant Vice-President (officer) of WACHOVIA BANK F/K/A First Union successor by merger, a National Association, the within named bargainor, and that as such Assistant Vice-President (officer) being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the association by herself as Assistant Vice-President.

Witness my hand and official seal in Nashville, Tennessee, this ~~22nd~~ 30th day of June, 2006.

_____
Notary Public

My Commission Expires:_____

NOTARY PUBLIC STATE OF FLORIDA
DANIELLE SANDRA TIRADO
MY COMMISSION # DD497962
EXPIRES: Dec. 8, 2009
(407) 398-0153 Florida Notary Service.com