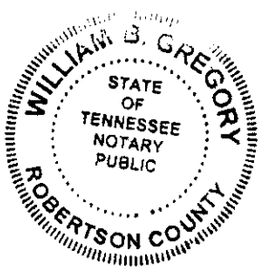
File 43

	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is $118,500.00. Affiant Subscribed and sworn to before me, this the 31st day of January, 2007. Notary Public My commission expires: 3-30-2010 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Liberty Escrow, Inc.
615 Main Street P.O. Box 60429, Nashville, TN 37206

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Johnnie R. Abendroth	**American Brokers Conduit**	Map 076-05-0
4812 Leesa Ann Lane	**P.O. Box 100504**	Parcel 170.00
Hermitage, Tennessee 37076	**Florence, SC 29501-0504**	

FOR AND IN 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 ACKNOWLEDGE, WE,

David M. Wain and wife, Teresa M. Wain

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

Johnnie R. Abendroth

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:

BEGINING at an existing iron pin in the north right-of-way margin (60 feet R.O.W.) of Leesa Ann Lane, said point being the southwest corner of the David Holland parcel in Deed Book 7177, page 61, Register's Office, Davidson County, Tennessee, and the southeast corner of the Amy Irene Wain property; thence with said road margin N 82 degrees 16 minutes 17 seconds W, 79.80 feet to a new iron pin set at the east edge of a gravel driveway; thence leaving road with a new line severing said Amy Irene Wain property, N 06 degrees 50 minutes 41 seconds E, 163.40 feet to a new iron pin set in the south boundary line of the H. H. Richardson property of record in Book 3954, page 445, Register's Office, Davidson County, Tennessee; thence with said line, S 81 degrees 59 minutes 25 seconds E, 79.80 feet to an iron pin (existing) at the northwest corner of said David Holland property; thence with his west boundary line, S 06 degrees 50 minutes 43 seconds W, 163.06 feet to the point of beginning, containing 13, 020 square feet more or less. [This is the same description as in the last previous instrument of conveyance.]

BEING the same property conveyed to David M. Wain and wife, Teresa M. Wain, by instrument executed November 10, 1994, which is of record in Book 9535 page 913, Register's Office for Davidson County, Tennessee.

This is improved property known as **4812 Leesa Ann Lane, Hermitage, Tennessee 37076**

Davidson County DEEDWARR
Recvd: 02/12/07 09:47 2 pgs
Fees:13.00 Taxes:438.45
20070212-0017621

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 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 convenant 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 my/our hand(s) this 31st day of January, 2007.

David M. Wain

Teresa M. Wain

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **David M. Wain and wife, Teresa M. Wain,** the within named bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **31st** day of **January, 2007.**

Notary Public

My Commission Expires: 3-30-2010

