Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
A/E Construction, Inc. 3704 Hobbs Road Nashville, TN 37215-2331	New Owner	180-08-0-077.00

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $414,000.00

Vance Wheeler by Patti Strange AIF
Affiant

JOSEPH V. FERRELLI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 4th day of June, 2010.

Joseph V. Ferrelli
Notary Public

My Commission Expires: 7/10/12
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Vance Wheeler, an unmarried individual, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **A/E Construction, Inc., a Tennessee corporation ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, Being Lot No. 26 as shown on the Plan of Sneed Estates, of record in Book 2133, pages 10 and 11, Register's Office for Davidson County, Tennessee.

Said lot fronts 132 feet on the easterly side of Wallace Lane and extends back between parallel lines 304 feet to a dead line.

Being the same property conveyed to Vance Wheeler, by Warranty Deed from Wendy L. McMurry, dated April 23, 2007, of record in Instrument No. 20070425-0049044, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) Property taxes for the year 2010, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This instrument is executed on behalf of Vance Wheeler, by Patti Strange pursuant to a Power of Attorney executed by Vance Wheeler on June 3rd, 2010, of record in Instrument No. 20100607-0043991, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to the instrument and incorporated herein by reference.

This is improved property located at: **4320 Wallace Lane, Nashville, Tennessee 37215**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

BILL GARRETT, Davidson County
Trans:T20100034415 DEEDWARR
Recvd: 06/07/10 12:43 3 pgs
Fees:18.00 Taxes:1531.80
20100607-0043992

IN WITNESS WHEREOF, Grantor has executed this instrument on this **4th** day of **June, 2010.**

GRANTOR(S)

Vance Wheeler

Vance Wheeler
By: Patti Strange, his Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named **Patti Strange** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Vance Wheeler,** as Attorney-in-Fact, as the free Act and Deed of the said Principal(s).

Witness my hand and official seal on this the **4th** day of **June, 2010.**

Joseph V. Ferrelli

Notary Public

My Commission Expires: 7/10/14

JOSEPH V. FERRELLI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"
To
Warranty Deed
FROM: Vance Wheeler, ~~an unmarried~~ A MARRIED individual

TO: A/E Construction, Inc., a Tennessee corporation

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney-in-Fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power-of-Attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated*, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

Patti Strange, Affiant

Sworn to and subscribed before me this 4th day of June, 2010.

Notary Public

My Commission Expires: 7/10/14

JOSEPH V. [illegible]RELLI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY