RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

WARRANTY DEED

G-CD-05-2309

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF March, 2005.

Notary Public

MY COMMISSION EXPIRES: 10/12/05
(AFFIX SEAL)

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Davidson County, Tennessee

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

Davidson County DEEDWARR
Recvd: 04/05/05 10:39 2 pg
Fees:13.00 Taxes:1106.30
20050405-0036920

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	
Edward Newport Wright-Rios	Wachovia Mortgage Corp.	
2309 Bernard Ave.	(NAME) 210 Wildwood Pkwy #100	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37212	Birmingham, AL 35209	104-11-344.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JESSICA M. KIMBROUGH, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto EDWARD NEWPORT WRIGHT-RIOS AND VIRGINIA PUPO-WALKER*, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit: *husband and wife

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY 1/2 OF LOT NO. 27 ON THE PLAN OF ST. BERNARD PLACE, AS OF RECORD IN BOOK 161, PAGE 171, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID EASTERLY 1/2 OF LOT 27 FRONTS 40 FEET ON THE SOUTHERLY SIDE OF BERNARD, FORMERLY ST. BERNARD AVENUE, AND RUNS BACK 137.71 FEET, MORE OR LESS, ON THE WESTERLY LINE, 138.04 FEET ON THE EASTERLY LINE TO AN ALLEY, MEASURING 40 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO JESSICA M. KIMBROUGH BY DEED FROM JOHN. W. KELLEY AND WIFE, MELISSA KELLEY, RECORDED ON THE 15TH DAY OF MARCH, 1996 IN DEED BOOK 9980, PAGE 242, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. Said William Kimbrough, III joins in this instrument for the purpose of conveying any and all marital interest in and to said property.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Plat Book 161, page 171; in the Register's Office, Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2309 Bernard Ave., Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 March, 2005.

Jessica M. Kimbrough

William A. Kimbrough III
(by Jessica M. Kimbrough - attorney in fact)

STATE OF Tennessee
COUNTY OF Davidson

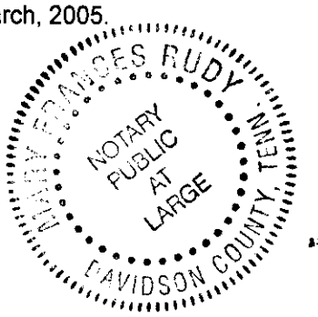
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jessica M. Kimbrough, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the 31st day of March, 2005.

Mary Frances Rudy
Notary Public

My Commission Expires: 7-29-06

(SEAL)



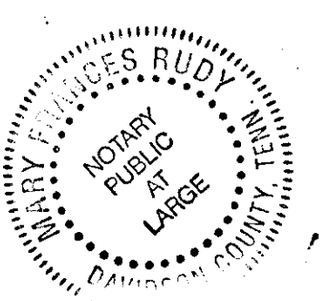
STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jessica M. Kimbrough to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of William A. Kimbrough, III and acknowledged that he/she executed the same as the free act and deed of the said William A. Kimbrough, III.

Witness my hand and official seal at
Nashville Tennessee
on this the 31st day of March, 2005.

Mary Frances Rudy
NOTARY PUBLIC

My Commission Expires: 7-29-06



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903