# WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,900.00

James E. Wright Jr.
Affiant

Subscribed and sworn to before me, this 14th DAY OF October, 2005.

Notary Public

MY COMMISSION EXPIRES: 4-25-06
(AFFIX SEAL)

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires APRIL 25, 2006

B-AM-05-108

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

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James E. Wright, Jr. | ABN AMRO Mortgage Group, Inc. | |
| 108 Rushing Brook Circle (ADDRESS) | (NAME) 2600 W. Big Beaver Road (ADDRESS) | 155-15-A-3 CO |
| Nashville, Tennessee 37221 (CITY) (STATE) (ZIP) | Troy, MI 48084 (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 ROBERT WINSTEAD AND AMY H. WINSTEAD, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMES E. WRIGHT, JR., UNMARRIED, 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:

Land in Davidson County, Tennessee, being Lot 3, STONEMEADE, SECTION I, as shown on plat of record in Plat Book 6900, Pages 800-801, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Robert Winstead and wife, Amy B. Winstead by Deed from Kevin Lamar Mack and wife, Colleen Mack, recorded on the 19th day of June, 1998 in Deed Book 10983, Page 960, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved ( X ) property, known as 108 Rushing Brook Circle, Nashville, Tennessee 37221
(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 14th day of October, 2005.

Robert Winstead

Amy H. Winstead

Davidson County DEEDWARR
Recvd: 10/19/05 11:20 2 pgs
Fees:13.00 Taxes:1035.63

20051019-0126012

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert Winstead and Amy H. Winstead, 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 purposes therein contained.

Witness my hand and official seal, this the 14th day of October, 2005.

Notary Public

My Commission Expires: 7-29-06

(SEAL)




**RETURN TO:**

2012 21st Avenue South
Nashville, TN 37212

615.383.2903