PLEASE RETURN TO: AMTITLE & ESCROW, LLC
515 RIVERGATE PARKWAY, SUITE #111
GOODLETTSVILLE, TN 37072

20B

Prepared by:
Realty Title & Escrow Company, LLC
383 Johnny Cash Parkway, Suite
Hendersonville, TN 37075

MARY PURTWRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

STATE OF TN
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $186,300.00

C. Annette Maples
Affiant

Subscribed and sworn to before me, this 28th day of February, 2006.

Mary Purtwright
Notary Public
My commission expires: 11/24/07

05-0601-62688

Address of New Owner:	Send Tax Bills to:	Tax Information
Rose D. Widener	Wells Fargo Bank, N.A.	161-06-0-010
5105 Rhett Drive	P.O. Box 5137	
Nashville TN 37211	Des Moines, IA 50306-5137	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Brian J. Dion, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Rose D. Widener* hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

*Unmarried

Land in Davidson County, Tennessee, being Lot No. 85, on the Plan of Section Three, McMurray Woods, of record in Book 3300, Page 83, Register's Office for said County, to which plan reference is hereby made for a more complete description. Said Lot No. 85 fronts 159.8 feet on the West side of Rhett Drive and extends back 108.4 feet on the North line and 183.4 feet on the South line to a dead line in the rear on which it measures 176.8 feet.
Being the same property conveyed to Brian J. Dion and Kevin M. Warner by deed from Sam W. Brashear and Elinor R. Brashear, husband and wife, dated 5-31-01, of record in Instrument No. 20010605-0057975, Register's Office for Davidson County, Tennessee. Kevin M. Warner, single conveyed his interest in subject property to Brian J. Dion by Quitclaim Deed of record in Instrument No. 20030319-0036017, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5105 Rhett Drive, Nashville, TN 37211

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, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 03/02/06 14:01 2 pgs
Fees:13.00 Taxes:689.31
20060302-0024443

WITNESS my hand this 27th day of February, 2006.

Brian J. Dion

STATE OF Connecticut
COUNTY OF Hartford

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Brian J. Dion, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Hartford this 27 day of February, 2006.

Notary Public

My Commission expires
Jan. 31, 2008