WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/31/06 10:38 2 pgs
Fees:13.00 Taxes:1073.00

20061031-0134870

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

State of Tennessee)
County of Davidson)

06-10-039-D

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th day of October, 2006

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

KATHY SNIDER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires May 22, 2010

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
RAYMOND TODD ESTEPP	Wells Fargo Bank, N.A.	129-15
(NAME)	(NAME)	138.00
820 Percy Warner Boulevard	4456 Corporation Lane, Suite 300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Virginia Beach, VA 23462	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **SEAN WILKINS AND WIFE, REBECCA WILKINS**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **RAYMOND TODD ESTEPP,** , hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee being Lot No. 9, on the Plan of Warner Glen Subdivision, of record in Book 9700, Page 67, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to SEAN WILKINS AND WIFE, REBECCA WILKINS, by Deed from CHARLES DAVID ROACH AND WIFE, LINDA MUNDAY ROACH, dated September 12, 2005, of record Instrument No. 20050914-0110736, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Warner Glen, of record in Book 10000, Page 859, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and PAID by the Grantor(s) herein.

BEING unimproved
Improved property known as: 820 Percy Warner Blvd., Nashville, TN, 37205.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and we do covenant with 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 covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 WHEREOF, our hands, this 30th day of October, 2006.

SEAN WILKINS

REBECCA WILKINS

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **SEAN WILKINS AND WIFE, REBECCA WILKINS**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 30th day of October, 2006.

My Commission Expires: 03/31/07

Notary Public