WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/05/07 08:45 2 pgs
Fees:13.00 Taxes:762.20

20070305-0026351

State of Tennessee
County of Davidson

File in Box 14-A
File No.: 20375-1

The actual consideration or value, whichever is greater, for this transfer is **$206,000.00**.

Affiant

Subscribed and sworn to before me, this the 23rd day of February, 2007.

Notary Public

My commission expires: 3/22/09

(AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
James M. Dickerson	**Right Mortgage Company**	**172-04-0-A-084co**
1428 Timber Ridge Circle	**106-B West Hill Drive**	
Nashville, TN 37211	**Lebanon, TN 37087**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Prime Trust Bank

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James M. Dickerson, unmarried

HEREINAFTER CALLED THE GRANTEES, 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. 111 on the Plan of Highlands of Brentwood (formerly Brentwood Highlands), Phase Two, a Planned Unit Development, as of record in Instrument No. 20000209-0013331, 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 NetBank, by Special Warranty Deed from Federal National Mortgage Association, dated August 17, 2006, of record in Instrument No. 20060821-0102566, Register's Office for Davidson County, Tennessee. And further conveyed to Prime Trust Bank, by Quitclaim Deed from NetBank, dated July 24th, 2006, of record in Instrument No. 20060821-0102567, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Easements, Covenants, Conditions and Restrictions of Highlands of Brentwood, of record in Book 11356, Page 815 and as amended in Book 11629, Page 906, Instrument No. 20020722-0087704 and in Instrument No. 20021121-0144877, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is Improved (X) unimproved (____) property, known as **1428 Timber Ridge Circle, 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 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 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 its hand by its duly authorized officer this **23rd** day of **February, 2007.**

Prime Trust Bank

By: _____

Allen Dixon, Sr., Vice-President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Allen Dixon, Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice-President of the Prime Trust Bank, within named bargainor, a corporation, and that he as such Vice-President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such Vice-President.

Witness my hand and official seal at Nashville, Tennessee, this **23rd** day of **February, 2007.**

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 3/22/09