Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $156,000.00

Affiant

DAVID ROETGER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENN.

Subscribed and sworn to before me, this 5 day of August, 2007.

Notary Public
My commission expires: ~~02/22/09~~ 9-19-09

03-0707-34864

Address of New Owner:	Send Tax Bills to:	Tax Information
Kelly L. Wilford	Taylor, Bean & Whitaker	141-06-0-D-160
3417 Harpeth Springs Drive	P.O. Box 628204	
Nashville TN 37221	Orlando, FL 32862	

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, Angela M. Lane, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Kelly L. Wilford, 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:

Land in Davidson County, Tennessee, being Unit No. 160, on the Plan of Riverbridge Community, a Planned Unit Development, of record in Instrument No. 20030213-0019999, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Angela M. Lane, an unmarried woman by deed from Beazer Homes Corporation, a Tennessee Corporation, dated 02/24/05, recorded 03/04/05, of record in Instrument No. 20050304-0024103, 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 3417 Harpeth Springs Drive, Nashville, TN 37221

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: 08/17/07 12:49 2 pgs
Fees:13.00 Taxes:577.20
20070817-0098579

WITNESS my hand this 3 day of August, 2007.

Angela M. Lane

Angela M. Lane

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand in Nashville, TN, this 3rd day of August, 2007.

Angela K. Robertson

~~Diane K. Mann~~
State of Tennessee at Large

My Commission expires ~~02/22/09~~ 5/18/2010

