PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

BOX 10-A

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

W & I Ref:(dm) Title No: 49201
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 03/04/08 11:29 2 pgs
Fees:13.00 Taxes:2109.00
20080304-0021548

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Linda A. Ross Clara L. Ross 3805 Trimble Road Nashville, Tennessee 37215	Wells Fargo Bank One Home Campus X2303-04U Des Moines, IA 50328

TAX MAP-PARCEL NUMBERS: 13008009600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$570,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Rebecca DeWitt Wright , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Linda A. Ross , unmarried Clara L. Ross , unmarried Tenants in Common with right of survivorship** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Granbery/Wright Subdivision of record in Doc. No. 20021004-0121392 Register's Office for said County to which Plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Richard Lee Wright and wife, Rebecca DeWitt Wright by deed from Edward S. Oakley and wife, Mary Freeman Oakley dated Oct. 25, 1960 and recorded on Oct. 26, 1960 of record in Book 3136, page 627 Register's Office for Davidson County, Tennessee, the said Richard Lee Wright has since died.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2008, and subsequent years; The Plan, with Owner's Certificate, of record in Doc. No. 20021004-0121392 said Register's Office, which Plan shows a 20 foot easement for public utility and drainage purposes along the front line(s). And a 30 foot drainage easement and creek located on the rear portion of said lot.

This is improved property, known as: 3805 Trimble Road, Nashville, Tennessee 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of February, 2008.

Rebecca DeWitt Wright

Rebecca DeWitt Wright

State of TENNESSEE
County of DAVIDSON

On this 29th day of February, 2008 , before me the undersigned authority, personally appeared Rebecca DeWitt Wright, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY **My Commission Expires May 2, 2011**

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $570,000.00

Affiant

Sworn and subscribed before me this the 29th day of February, 2008

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

Notary Public