Davidson County DEEDWARR
Recvd: 03/12/08 09:56 2 pgs
Fees:13.00 Taxes:474.34
20080312-0024844

This Instrument Prepared By AND Return to:
Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, TN 37027
File No. 6080024

Send Tax Bills To:
Wells Fargo Bank, NA
2600 Lake Lucien Drive, Suite 312
Maitland, Florida 32751

New Owner is:
James G. Brittain
742 Winthorne Drive
Nashville, TN 37217

MAP: 120-01-0

PARCEL: 048.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Robbie Brittain and Lydia L. Turner**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **James G. Brittain, an unmarried man**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot NO. 347 on the Plan of Glengarry Park, Section III, as of record in Book 2900, page 25, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to William E. Wallen and wife, Sara W. Wallen by Warranty Deed from Andrew Ewing, Trustee, dated 11-5-59 and recorded 11-18-59 in Book 2994, page 153, Register's Office for Davidson County, Tennessee. William E. Wallen, having since died on February 11, 1989 and Sara W. Wallen, having since died on May 6, 2007. Estate of Sara W. Wallen of record in the Seventh Circuit Court of Davidson County, Tennessee at Docket No. 07P781. Lydia L. Turner and Robbie Brittain, each owning one-half interest (½) as tenants in common as devisees of the Last Will and Testament of Sara W. Wallen.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Improved property known as: **742 Winthorne Drive, Nashville, TN 37217**

LST RB
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and

that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 28th day of February, 2008.

GRANTOR(S):

Robbie Brittain

ROBBIE BRITTAIN

Lydia L. Turner

LYDIA L. TURNER

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **ROBBIE BRITTAIN AND LYDIA L. TURNER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 28th day of February, 2008.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

NOTARY PUBLIC
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is **$128,200.00**.

AFFIANT

SWORN TO and subscribed before me this the 28th day of February, 2008.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

NOTARY PUBLIC
My commission expires:_____