Return to: Greater Nashville
Title & Closing Co.
200 Madison Street
Madison, TN 37115

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***235,000.00.

Affiant

Subscribed and sworn to before me this 17th day of March 2008.

Notary Public

My Commission Expires: 4-20-09

Davidson County DEEDWARR
Recvd: 03/18/08 13:35 2 pgs
Fees:13.00 Taxes:869.50
20080318-0027280

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Benjamin D. Derrick 7713 River Bend Way Nashville, TN 37221	Franklin American Mortgage Co. 501 Corporate Centre Dr. #400 Franklin, Tennessee 37067	MAP 141-12-0 C PARCEL 005.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Thirty-Five Thousand and 00/100 Dollars ($***235,000.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, we, J. Scott Wilson and wife, Laurel Wilson (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Benjamin D. Derrick and wife, Valerie Derrick (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:

BEING Lot No. 5 on the Plan of River Bend Estates, a Planned Unit Development, of record in Book 6900, Pages 504 & 505, as amended by Surveyor's Certificate in Book 7465, Page 833, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to J. Scott Wilson and wife, Laurel Wilson from James W. McMurray, Jr., an unmarried person, by Warranty Deed dated June 23, 2000, of record as Instrument No. 20000627-0063715, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 7713 River Bend Way, Nashville, Tennessee 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 and assigns, forever.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, and have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee herein.

2. Matters, if any, shown on the Plan of River Bend Estates, a Planned Unit Development, of record in Book 6900, Pages 504 & 505 and amended by Surveyor's Certificate in Book 7465, Page 833, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and/or easements, if any, contained in former instruments of record pertaining to the subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF we have hereunto set our hands on this the 13th day of March 2008.

J. Scott Wilson

Laurel Wilson

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 J. Scott Wilson and Laurel Wilson, the bargainors, 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 this 13th day of March 2008.

Notary Public

My Commission Expires: 9.30.09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY