THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **Premier Title & Escrow Co., Inc.** **FTEC File No. 27561-03-2008**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $650,000.00. Affiant Subscribed and sworn to before me this 30th day of April, 2008. Notary Public My Commission Expires:

ALISON L. RUTLEDGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires May 23 2009

BOX 10-A

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
John Mark Wehner, III 31 Erwin Court Nashville, TN 37205	Wells Fargo Bank, NA 2600 Lake Lucien Drive Suite 312 ~~Maitland, FL 32751~~	Map and Parcel No.: 104140G012.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Richard L. Oliver**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Mark Wehner, III,** married ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 31 Erwin Court, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of April, 2008.

Richard L. Oliver

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Richard L. Oliver**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of April, 2008.

Notary Public

My Commission Expires:

Davidson County DEEDWARR
Recvd: 05/05/08 11:53 2 pg
Fees:13.00 Taxes:2405.00
20080505-0045965

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

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

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Revised Final Plat For Whitworth, Phase 01, as of record in Plat Book 7900, pages 140-144, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Richard L. Oliver, unmarried by deed dated October 8, 2007 from Jerrilyn Boyd-Hadley, unmarried of record in Instrument No. 20071010-0120697, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2008 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for Whitworth, of record in Book 8026, page 305, made applicable in Book 8047, page 243, amended in Book 8282, page 45, Book 9778, page 27, and in Book 8830, page 249, and in Instrument No. 20020812-0097386, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Dedication of common area to The Whitworth Homeowners Association of record in Book 9778, page 29, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of The Whitworth Homeowners Association of record in Book 8090, page 691, amended in Book 8283, page 523, Register's Office for Davidson County, Tennessee.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4191, page 631, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 7900, pages 140-144, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Boundary Plan of record as Book 6900, pages 838-841, Register's Office for Davidson County, Tennessee.
8. Easement for water mains and appurtenances of record in Book 7868, page 959, Register's Office for Davidson County, Tennessee.
9. Easement for sewer of record in Book 3467, pages 194 and 204, and in Book 3505, page 338, Register's Office for Davidson County, Tennessee.
10. Agreement recorded in Book 8830, page 270, Register's Office for Davidson County, Tennessee.