THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $583,000.00 Laura Doolittle Affiant
BOX 50-B PREPARED BY: RETURN TO: BANKERS TITLE & ESCROW CORP. 3310 WEST END AVE. NASHVILLE, TN 37203	SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF May 2008 Notary Public MY COMMISSION EXPIRES: May 2, 2010 (AFFIX SEAL)

A. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Laura Doolittle	NEW OWNER	MAP 116-8-G
166 Charleston Park		PARCEL 166.00CO
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Wanda C. Ross, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Laura Doolittle, an unmarried woman**

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:

Land in Davidson County, Tennessee, being Lot No. 166 on the Plan of Sugartree, Phase 3, of record in Book 5050 pages 67-71, amended in Book 5169 page 426, Book 5191 page 412, Book 5222 page 468 and Book 5238 page 93, in the Registers Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Alton Ross, Jr. and wife Wanda C. Ross by deed from Edward John Goebel II and wife Pamela Goebel of record in Book 6946 page 349, said Registers Office, dated August 5, 1986. Being the same property conveyed to Wanda C. Ross by Quitclaim Deed from Alton Ross Jr. and wife Wanda C. Ross of record in Instrument No. 20010906-0096764, said Registers Office, dated August 31, 2001. Alton Ross, Jr. joins in this conveyance to release any and all marital rights to the property.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **166 Charleston Park, Nashville, TN 37205.**

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; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our 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. 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.

Witness our hand(s) this the 16th day of May, 2008.

Davidson County DEEDWARR
Recvd: 05/19/08 09:51 2 pgs
Fees:13.00 Taxes:2157.10
20080519-0050905

Wanda C. Ross
Wanda C. Ross

Alton Ross, Jr. by Wanda C. Ross, Attorney-In-Fact
Alton Ross, Jr. by Wanda C. Ross, Attorney-in-Fact

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 **Wanda C. Ross** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 16th day of May, 2008.

My Commission expires May 24 2008

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

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 **Wanda C. Ross** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Alton Ross, Jr.**, as his Attorney in Fact, as the free act and deed of the within named **Alton Ross, Jr.**.

Witness my hand and official seal this the 16th day of May, 2008.

My Commission expires May 24, 2008

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN