PREPARED BY (AND RETURN TO):

Davidson County DEEDWARR
Recvd: 06/03/08 14:08 2 pg
Fees:13.00 Taxes:730.75
20080603-0056610

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Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (of Counsel)

W & I Ref:(dm) Title No: 49348
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Justin Wright 211 38th Ave. North Nashville, Tennessee 37209	Bank of America N.A. 900 West Trade St. Charlotte, North Carolina 28255

TAX MAP-PARCEL NUMBERS: 10401021300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$197,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Merielle M. Stephens, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Justin Wright** 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. 99 and the south 12 ½ feet of Lot No. 98 on the Map of Plan One, Part of West Grove, of record in Book 421, page 109, Register's Office for said County.

Said Lot and part of said Lot adjoin and front together 62 ½ feet on the west side of the 38th Avenue North and run back between parallel lines 160 feet more or less to an alley.

Being the property conveyed to Merielle M. Stephens, unmarried by warranty deed from Elizabeth D. Ragsdale, married dated May 28, 2004 and recorded on June 7, 2004 of record in Doc. No. 20040607-0066950, Register's Office for Davidson County.

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; All Matters shown on The Plan, with Owner's Certificate, of record in Book 421 Page 109, said Register's Office.

This is improved property, known as: 211 38th Avenue North, Nashville, Tennessee 37209

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 30th day of May, 2008.

Merielle M. Stephens

State of TENNESSEE

County of DAVIDSON

On this 30th day of May, 2008 , before me the undersigned authority, personally appeared Merielle M. Stephens, 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: 

My Commission Expires May 2, 2011

Notary

State of TENNESSEE

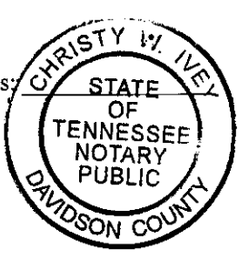
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $197,500.00

Affiant

Sworn and subscribed before me this the 30th day of May, 2008

My Commission Expires: 

My Commission Expires May 2, 2011

Notary Public