PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
101 ELMORE AVENUE
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 30th day of May, 2008, by and between CAROLYN J. WALLING, NOW WILSON and JOHN A. WILSON, WIFE AND HUSBAND, hereinafter called Grantors, and WENDY H. STEVENS, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, CAROLYN J. WALLING, NOW WILSON and JOHN A. WILSON, WIFE AND HUSBAND, as Grantors, do hereby bargain, sell, transfer and convey unto WENDY H. STEVENS, hereinafter referred to as Grantee, her successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1913 UPLAND DRIVE, NASHVILLE, TENNESSEE 37216.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, her successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of the Grantors on this the day and year first above written.

SELLER:

CAROLYN J. WALLING, NOW WILSON
Signature of Seller

JOHN A. WILSON
Signature of Seller

Davidson County DEEDWARR
Recvd: 06/04/08 13:44 3 pgs
Fees:18.00 Taxes:555.00

20080604-0057250

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, CAROLYN J. WALLING, NOW WILSON and JOHN A. WILSON, WIFE AND HUSBAND, the within named bargainor, 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 Madison, Tennessee, on this the 30 day of May, 2008.

Notary Public

My Commission Expires: 5/24/2008

MY COMMISSION EXPIRES May 08, 2012

DENISE C. ALLIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Name and Address of Property Owner:

WENDY H. STEVENS
208 Winter Hill Rd.
Franklin, TN 37069

Property Address:

1913 UPLAND DRIVE, NASHVILLE, TENNESSEE 37216

Person Responsible for Taxes:

Wendy H. Stevens
208 Winter Hill Road
Franklin, TN 37069

Map & Parcel #: MAP 72.12, PARCEL 275.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE :
COUNTY OF Davidson **:**

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$150000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 30th day of **May, 2008.**

Notary Public

My Commission Expires: 5/22/10

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 22, 2010

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
101 ELMORE AVENUE
MADISON, TN 37115 08-8145

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 157 on the Plan of Burchwood Gardens, Section Two, of record in Book 2900, page 66, Register's Office for said County.

Said Lot No. 157 fronts 84 feet on the northerly side of Upland Drive and extends back 150 feet on the westerly line and 153.2 feet on the easterly line to dead line in the rear, measuring 74.94 feet thereon.

Being the same property conveyed to James H. Walling and wife, Carolyn J. Walling, by Deed from Ruthelia Lott Buchi, Executrix of the Estate of Ruth Moore Malmgren, Deceased, of record in Book 5511, page 197, Register's Office for Davidson County, Tennessee, the said James H. Walling having since died on December 2, 1996, the property vested by operation of law in his surviving spouse, Carolyn J. Walling. Carolyn J. Walling, now Wilson, for the express purposes of creating a tenancy by the entireties, quitclaimed and conveyed unto John A. Wilson an interest as tenant by the entirety, by Quitclaim Deed of record in Instrument No. 20060922-0117543, said Register's Office.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2008 and subsequent years, A LIEN, not yet due and payable (MAP 72.12, PARCEL 275.00).

2. All matters as set forth on the Plan of Section Two, Burchwood Gardens of record in Book 2900, page 66, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.