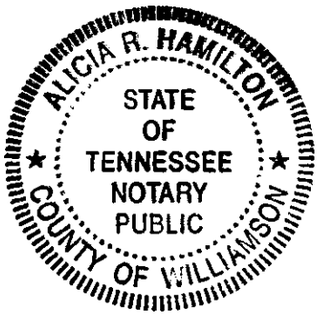


MY COMMISSION EXPIRES: OCTOBER 10, 2009

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $151,900.00

Affiant

Subscribed and sworn to before me, this 6th day of June, 2008.

Notary Public

Expiration of commission.

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 06/11/08 13:45 2 pg:
Fees:13.00 Taxes:562.03

20080611-0060300

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
James Ray Wynne	James Ray Wynne	**Map\Parcel: 141-06-O-D-169.CO**
3435 Harpeth Springs Road	4015 Izlar Lane	
Nashville, TN 37221	Ootelwah, TN 37163	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED,

Rebecca Ann Peeler, a single woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James Ray Wynne, unmarried

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 Unit No. 169 on the Plan of Riverbridge Community, a Planned Unit Development, of record as Instrument No. 20030213-0019999 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rebecca Ann Peeler, a single person, by Warranty Deed from Beazer Homes Corp., d/b/a Phillips Builders, a Tennessee corporation, dated February 17, 2005, of record in Instrument No. 20050224-0020335, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Instrument No. 20030213-0019999, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Instrument No. 20030205-0016032 and Instrument No. 20050520-0056889, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20021217-0155374, Register's Office for DAVIDSON County, Tennessee.
Quitclaim Deed for common areas to Homeowners Association of record in Instrument No. 20030303-0027398, Register's Office for DAVIDSON County, Tennessee.
Right of Way for Nashville, Chattanooga and St. Louis Railway of record in Book 1298, Page 244, Register's Office for DAVIDSON County, Tennessee.
Charter for Homeowners Association of record in Instrument No. 20030218-0020986, Register's Office for DAVIDSON County, Tennessee.
Boundry Plan of record in Instrument No. 20020709-0082561, Register's Office for DAVIDSON County, Tennessee.
Public Utility Easement to Harpeth Valley Utility District of record in Book 7601, Page 415, Register's Office for DAVIDSON County, Tennessee.
Ingress and Egress Easement to cemetery of record in Instrument No. 20020912-0220994, Register's Office for DAVIDSON County, Tennessee.
By-Laws of record in Instrument No. 20030218-0020987, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements.

Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions / Master Deed.
Subject to HOA dues, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved) property known as 3435 Harpeth Springs Road, Nashville, TN 37221.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits. 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 my/our hand(s) this 6th day of June, 2008.

Rebecca Ann Peeler

Rebecca Ann Peeler

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Rebecca Ann Peeler , the within named sellers, with whom I am personally acquainted (or proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of June, 2008.

RUSSELL JOHN McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES:
JULY 18, 2009

File #: **08405-JM**
RECORD & RETURN TO:

Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027