WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $235,000.00.

Patrick L Weddle
Affiant

Subscribed and sworn to me on June 27, 2008.

Todd A. Bricker
NOTARY PUBLIC

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC AT LARGE
Todd A. Bricker
My Commission Expires May 22, 2010
STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 06/30/08 16:25 3 pgs
Fees:18.00 Taxes:869.50
20080630-0067430

THIS INSTRUMENT WAS PREPARED BY:

ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #23363SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
James Dillon Wilcher and Clifton Randall Taylor 308 Timberdale Court Nashville, TN 37211	Regions Bank dba Regions Mortgage 2050 Parkway Office Circle Birmingham AL 35244	147-06-180

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Patrick L. Weddle and Sandra G. Weddle, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto James Dillon Wilcher and Clifton Randall Taylor, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 137 on the Plan of Section Two, Caldwell Country Estates, of record in Plat Book 2663, page 128, as amended in Book 3066, page 93, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Patrick L. Weddle and wife, Sandra G. Weddle, by Deed from Hamilton Sellers and wife, Starling Sellers, of record as Instrument No. ~~20031103-00160886~~ in the Register's Office for Davidson County, Tennessee.
20031103-0160886

The conveyance of the above-described parcel of land is subject to the following:

1. 2008 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Matters shown on Plan of record in Plat Book 2663, page 128, as amended in Book 3066, page 93, in the Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 308 Timberdale Court, Nashville, TN 37211.

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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized 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; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 hands on June 27, 2008.

Patrick L. Weddle

Sandra G. Weddle

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On June 27, 2008, before me personally appeared Patrick L. Weddle and Sandra G. Weddle 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 that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on June 27, 2008.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Todd A. Bricker
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

I, Dawn D. Chase do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Michelle Montague, a notary public for this county and state, Dawn D. Chase who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 3/20/10.

Notary's Seal (If on paper)

MICHELLE MARIE MONTAGUE
State of TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 20, 2010

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).