PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
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Fees:13.00 Taxes:1295.00

20080801-0078991

Christy Wilkins Ivey

Percy Wilkins, Jr. (of Counsel)

W & I Ref:(GJ) Title No: 49506
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Andrew Wainwright Collyn Wainwright 887 Lakemont Court Nashville, Tennessee 37220	USAA Federal Savings Bank First Mortgage Closing 65 Inwood Road Rocky Hill, Connecticut 06067

TAX MAP-PARCEL NUMBERS: 16005002800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$350,000.00 ,** cash in hand paid by the hereinafter named Grantee. and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sherry M. Parsons ,unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Andrew Wainwright and spouse, Collyn Wainwright** 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. 137 on the Plan of Section Three, Oak Hill Estates of record in Book 4860, pages 3, 4 and 5 Register's Office for said County.

Said Lot No. 137 fronts 220.24 feet on the southerly margin of Forest Hill Drive and extends back 301.10 feet on the easterly line and 220.0 feet on the westerly line to a broken line in the rear, measuring 350.20 feet thereon.

Being the same property conveyed to Robert L. Parson, III and wife, Sherry M. Parsons by Warranty Deed from J. B. Downey, Trustee dated March 30, 1976 and recorded on May 3, 1976 of record in Book 5021, page 369, Register's Office for Davidson County, Tennessee. The said Robert L. Parsons, III has since died. By Quitclaim Deed dated November 1, 2007 and recorded on November 5, 2007 of record in Doc. No. 20071105-0130243, said Register's Office, subject property was conveyed to Sherry M. Parsons, pursuant to a Final Decree of Divorce, Case No. 07D2096, in the Eight Circuit Court for Davidson County Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2008, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4860, page 3, 4, and 5 , said Register's Office, which Plan shows 112 foot minimum building set back line from Forest Hill Drive and 10 foot easement for public utility purposes along the easterly, westerly and rear line(s) of said lot, and a easement for right of way for Forest Hill Drive along the front lice of said lot; and an easement for temporary turn-a-round located on the northeasterly portion of said lot and sewage soil absorption areas labeled No. 1 and No.2, along the front portion of said lot.

This is improved property, known as: 887 Lakemont Court, Nashville, Tennessee 37220

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 31st day of July, 2008.

Sherry M. Parsons

State of TENNESSEE
County of DAVIDSON

On this 31st day of July, 2008 , before me the undersigned authority, personally appeared Sherry M. Parsons, 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: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY **My Commissior 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 $350,000.00

Affiant

Sworn and subscribed before me this the 31st day of July, 2008

Notary Public

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY **My Commissior Expires May 2, 2011**