Record & Return to:

CLG Title & Ecrow Services, LLC
1104-B Fatherland St.
Nashville, TN 37206

Davidson County DEEDWARR
Recvd: 08/11/08 15:07 2 pg
Fees:13.00 Taxes:632.70

20080811-0082628

Prepared by:
Com Unity Title, LLC
302 E. Walnut Street
Dickson, TN 37055

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $171,000.00

Stacy Palmer
Affiant

REBEKAH J. SIMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this 7th day of August, 2008.

Rebekah J. Sims
Notary Public
My commission expires: ~~7/24/201~~ 3-20-2001

0721200801

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Mark L. Wingate 544 Westboro Drive Nashville, TN 37209	Bank of America, N.A. 9000 Southside Blvd Jacksonville, FL 32256	Map 090-16-0 Parcel 109.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Marshall W. Reeder and wife, Rita J. Reeder, referred to as Grantors, have bargained and sold, and does hereby transfer and convey to Mark L. Wingate and wife, Sally D. Wingate, hereinafter called the Grantee, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee being Lot No. 36 on the plan of Westboro Subdivision, Section Two, as of record in Book 1424, page 60, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Marshall W. Reeder and wife, Rita J. Reeder by Warranty Deed from E. T. Luther, Margaret M. Luther and Eddie Lee McCall, dated April 13, 1979, of record in Book 5421, page 627, Register's Office for Davidson County, Tennessee.

This is improved property also known as: 544 Westboro Drive, Nashville, TN 37209

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.

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, his heirs, successors and assigns, forever. Grantors do covenant with Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind theirself, heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his 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 my hand this 7th day of August 2008.

Marshall W. Reeder

Rita J. Reeder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Marshall W. Reeder and wife, Rita J. Reeder. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 7th day of August 2008.

Notary Public
State of Tennessee at Large

My Commission expires: 7/24/2010