BILL GARRETT, Davidson County
Trans:T20090034872 DEEDWARR
Recvd: 05/27/09 15:10 2 pgs
Fees:13.00 Taxes:425.50
20090527-0048659

WARRANTY DEED

G-FC-09-4003

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

Subscribed and sworn to before me, this 21st DAY OF May, 2009.

Notary Public

MY COMMISSION EXPIRES: 7-3-12
(AFFIX SEAL)

ANGIE MCCLANAHAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeremy S. Thompson	SunTrust Mortgage, Inc.	
4003 Burrus Street	(NAME) 401 Commerce St., Ste. 6100	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Nashville, TN 37219	61-11-52.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we WADDELL H. WRIGHT, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JEREMY S. THOMPSON, A SINGLE MAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOTS NOS. 21 AND 22 ON THE PLAN OF MAPLEWOOD MANOR SUBDIVISION, AS OF RECORD IN BOOK 547, PAGE 102, REGISTER'S OFFICE FOR SAID COUNTY, BEING LOT NO. 4 ON THE PLAN OF THE RE-SUBDIVISION OF SAID LOTS NO. 21 AND 22, DESCRIBED ACCORDING TO A SURVEY MADE BY NORRIS H. HICKERSON, SURVEYOR, MAY 7, 1952, AS FOLLOWS: SAID LOT NO. 4 BEGINS AT AN IRON PIN ON THE WESTERLY MARGIN OF WOODFIN AVENUE AT A POINT 184 FEET SOUTH OF THE SOUTHERLY MARGIN OF VIRGINIA AVENUE, THENCE WITH THE WESTERLY MARGIN OF SAID WOODFIN AVENUE SOUTH 20 DEG. 07' WEST 70 FEET TO AN IRON PIN; THENCE NORTH 70 DEG. 10' WEST 190 FEET; THENCE NORTHWARDLY 70 FEET; THENCE EASTWARDLY 190 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO WADDELL H. WRIGHT BY SPECIAL WARRANTY DEED FROM WELLS FARGO BANK, N.A. AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT DATED AS OF AUGUST 1, 2005 ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-WHQ4 A NATIONAL BANKING ASSOCIATION, RECORDED ON THE 31ST DAY OF MAY, 2006 IN INSTRUMENT NO. 20060531-0063461, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD IN PLAT BOOK 547, PAGE 102, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

GRANTOR'S SPOUSE DOES NOT JOIN IN THIS CONVEYANCE DUE TO THE PROPERTY NEVER HAVING BEEN A MARITAL RESIDENCE. PROPERTY USED FOR INVESTMENT PURPOSES ONLY.

unimproved ( )

This is improved (X) property, known as 4003 Burrus Street, Nashville, Tennessee 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 my/our hand(s) this 21st day of May, 2009.

Waddell H. Wright

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Waddell H. Wright, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of May, 2009.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903