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RETURN TO:
Realty Title & Escrow Company, Inc.
206A Cool Springs Blvd., Ste 107
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Realty Title

THIS INSTRUMENT PREPARED BY: ***Douglas A. Brace, Reg. #3485*** ***ORTALE, KELLEY, HERBERT & CRAWFORD*** *200 Fourth Avenue North, Third Floor* *P.O. Box 198985* *Nashville, TN 37219-8985* *(615) 256-9999*	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $315,000.00.* Patricia Walker *Affiant* *SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF JUNE, 2009.* Notary Public *My commission expires:* 11-7-2012

Name and Address of New Owner:

Jeremy H. and Carrie M. White
7532 Woodstream Drive
Nashville, TN 37221

BILL GARRETT, Davidson County
Trans:T20090043176 DEEDWARR
Recvd: 06/29/09 11:03 3 pgs
Fees:18.00 Taxes:1165.50
20090629-0060105

Send Tax Bills To:
MAGNA BANK
P. O. BOX 17257
MEMPHIS, TN 38187

Street Address of Subject Property:	**Map and Parcel:**
7532 Woodstream Drive Nashville, TN 37221	126-16-A-336 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JESSE C. BELL AND WIFE, JULIE BELL,** hereinafter called "**GRANTORS,**" have bargained and sold, and by these presents do transfer and convey unto **JEREMY H. WHITE AND WIFE, CARRIE M. WHITE,** hereinafter called "**GRANTEES,**" their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

Land in Davidson County, Tennessee, being Lot No. 177 on the Final Plat of Riverwalk, Phase 2C, of record as Instrument No. 20040130-0011799 in the 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 Jesse C. Bell and wife, Julie Bell, by Warranty Deed from The Jones Company of Tennessee, L.L.C., of record as Instrument No. 20040923-0114553 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 7532 Woodstream Drive, Nashville, TN 37221.

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

1. Metropolitan Nashville/Davidson County taxes for the year 2009 which have been prorated between the parties and assumed by Grantees.

2. Matters shown on Final Plat of Riverwalk, Phase 2C, of record as Instrument No. 20040130-0011799 in the Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions for Riverwalk of record as Instrument No. 20011105-0121083, as amended by Instrument No. 20020424-0050565, Instrument No. 20040430-0049313, Instrument No. 20040506-0051985 and Instrument No. 20061214-0154502 in said Register's Office.

4. Charter for Riverwalk of record as Instrument No. 20020425-0051371 said Register's Office.

5. PUD Boundary Plat of record as Instrument No. 20011024-0115969 in said Register's Office.

6. Declaration of Road and Utilities Access Easement of record as Instrument No. 20010706-0072536 in said Register's Office.

7. Easements to Nashville, Chattanooga and St. Louis Railways of record in Book 513, page 396, in said Register's Office.

8. Easements to Tennessee Electric Power Co. of record in Book 751, page 375, and Book 787, page 7, in said Register's Office.

9. Right-of-Way Easements to Tennessee Valley Authority of record in Book 4205, page 194, Book 4226, page 715, and Book 4257, page 647, in said Register's Office.

10. Easements to Harpeth Valley Utilities of record in Book 7526, pages 315, 318 and 324, in said Register's Office.

11. Landscape Agreement of record as Instrument No. 20010919-0101280 in said Register's Office.

12. Stormwater Detention Agreements of record as Instrument No. 20021119-0143687 and Instrument No. 20040826-0103240 in said Register's Office.

13. Subject to Charter right-of-way of CSX Transportation Railroad.

14. Public Utilities Easement of record as Instrument No. 20021125-0145984 in said Register's Office.

15. Mortgage Loan Inspection by Alley & Associates dated September 16, 2004 shows driveway encroaching 2 foot public access easement and 20 foot public utility and drainage easement.

16. Subject to the rights of others in and to the common areas.

17. Subject to the lien for special assessments contained in the Declaration of Covenants, Conditions and Restrictions.

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, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title 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 this 26th day of June, 2009.

JESSE C. BELL

JULIE BELL

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JESSE C. BELL and wife, JULIE BELL,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at Franklin, Tennessee, the day and year first above written.

NOTARY PUBLIC

My commission expires:

NOTARY PUBLIC
Rubye Rainey
My Commission Expires
March 12, 2011
STATE OF TENNESSEE