WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 149,900.00

Lance E. Wyss
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of August, 2009

Notary Public:

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Lance E. Wyss	Elite Home Loans, Inc.	Parcel ID:
1601 Jacksons Valley Place	109 Westpark Dr.; Ste 310	08603003300
Hermitage, TN 37076	Brentwood, TN 37027	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

William P. Spaulding and wife, Winifred S. Spaulding

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Lance E. Wyss, an unmarried man, and Teresa A. Farmer, an unmarried woman, as tenants in common*
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

*with right of survivorship

LAND in Davidson County, Tennessee, being Lot No. 29 on the Plan of Ridgemere of record in Plat Book 6250, Pages 937, 938, and 939, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to William P. Spaulding and wife, Winifred S. Spaulding by deed from Debra E. Woods, Administratrix for the Estate of Kenneth L. Woods, of record in Instrument 20051128-0143173, said Register's Office.

This conveyance is subject to Restrictions of record in Book 6925, Page 941, said Register's Office.

This conveyance is made subject to: (1) 2009 Taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6250, Pages 937, 938, and 939, said Register's Office.

The signature of William P. Spaulding and Winifred S. Spaulding is signed by their duly appointed Attorney-in-Fact, Lena Marklein, pursuant to the Power of Attorney of record in Instrument 20090805-0073414, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1601 Jacksons Valley Place, Hermitage, TN 37076

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 we do covenant with the said GRANTEES 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 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 3rd day of August, 2009.

William P. Spaulding By: Lena Marklein, Atty-In-Fact
William P. Spaulding
By: Lena Marklein, Attorney-in-Fact

Winifred S. Spaulding By: Lena Marklein Atty-In-Fact
Winifred S. Spaulding
By: Lena Marklein, Attorney-in-Fact

BILL GARRETT, Davidson County
Trans: T20090053182 DEEDWARR
Recvd: 08/05/09 11:24 2 pgs
Fees: 13.00 Taxes: 554.63

20090805-0073415

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Lena Marklein, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of William P. Spaulding and Winifred S. Spaulding as Their Attorney in Fact as the free act and deed of the within named William P. Spaulding and Winifred S. Spaulding.

Witness my hand and official seal at Nashville, Tennessee the 3rd day of August, 2009.

My Commission Expires: 11-22-10

Notary Public

