BILL GARRETT, Davidson County Trans:T20090061117 DEEDWARR Recvd: 09/04/09 12:57 2 pgs Fees:13.00 Taxes:1084.10 20090904-0083505	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$293,000.00.** Affiant Subscribed and sworn to before me, this 31st day of ~~August~~ September, 2009. Notary Public My commission expires: 10/7/09 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC, Attorney at Law
109 Westpark Drive, Ste. 330 , Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Anthony Ribeiro	**Primary Residential Mortgage, Inc.**	**118-010-162.00**
1112 Paris Avenue	**4750 West Wiley Post Way**	
Nashville, TN 37204	**Salt Lake City, UT 84116**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Leah D. Magee, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Anthony Ribeiro, an unmarried man, as to an undivided 50% interest, and Morgan Lynch, an unmarried woman, as to an undivided 50% interest, as Joint Tenants with Right of Survivorship

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:

LAND in Davidson County,Tennessee, being Lot No. 66 on the plan of Dr. L. G. Noel's Second Subdivision of Idlewild, of record in Plat Book 332, Page 77, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Leah D. Magee by deed from Ray Pruett and wife, Diane Prutt, David Pruett and wife, Lori Pruett and Ginger Holmes and husband, Timothy W. Holmes, of record in Instrument No. 20031124-0170810, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2009 and subsequent years, easements, and restrictions of record.

This is improved (__X__) Unimproved (____) property, known as **1112 Paris Avenue, Nashville, TN 37204**

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 and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, 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/our hand(s) this 31st day of August, 2009.

Leah D. Magee

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Leah D. Magee, unmarried**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **31st** day of **August, 2009.**

Notary Public



My Commission Expires: 11-7-2011