RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

BOX 10-A

THIS INSTRUMENT WAS PREPARED BY:
BYRD & BYRD, P.L.L.C.
116 NORTH CHURCH STREET 4TH FLOOR
JACKSON, TN 38301

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Rami Perry
Affiant

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires OCT 21, 2013

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MARCH, 2010.

Tonya B. Cherry
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

ADDRESS OF NEW OWNERS:
Rami Perry
4602 Wyoming Avenue, Unit #1
Nashville, TN 37209

SEND TAX BILLS TO:
SA Mortgage d/b/a
Birchfield Home Mortgage
1620 Gateway Blvd., Suite 101
Murfreesboro, TN 37129

MAP-PARCEL
Map and Parcel:
103040G00100CO

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 ACKNOWLEDGED, WE, **ELIZABETH NOHSEY N/K/A ELIZABETH RIGGSBEE and husband, BARRY RIGGSBEE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RAMI PERRY, "UNMARRIED WOMAN"**, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING UNIT 1 As shown on the site plan attached to Master Deed of 4602 Wyoming Condominiums of record in Instrument Number 20051018-0125634, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

BEING the same property conveyed to Elizabeth Nohsey n/k/a Elizabeth Riggsbee by deed of record dated October 28, 2005 and recorded November 2, 2005 in Instrument Number 20051102-0132876 in the Register's Office of Davidson County, Tennessee.

unimproved ___
This is improved X property, known as 4602 Wyoming Avenue, Unit #1, Nashville, Davidson County, Tennessee 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest hereto 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 except for the following : (1) 2010 Real Property Taxes which are to be prorated and assumed by the Grantee; (2) Property is subject to all matters affecting said premises as contained in Site Plan of record in Instrument Number 20051018-0125634, in the Register's Office of Davidson County, Tennessee; (3) Property is subject to Master Deed establishing a Horizontal Property Regime of 4602 Wyoming Condominiums of record in Instrument Number 20051018-0125634, in the Register's Office of Davidson County, Tennessee, and the By-Laws appended thereto, including liens for assessments as provided therein, easements and restrictions as contained therein; (4) Property is subject to Restrictive Covenants contained in Instrument Number 20051018-0125634, in the Register's Office of Davidson County, Tennessee; and, (5) Any and all restrictions, conditions and easements of record; and we do further covenant and bind ourselves, our 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. Grantor, Barry Riggsbee, joins in this conveyance to quitclaim any and all of his interest in said real property that he could have due to his marriage to Grantor, Elizabeth Riggsbee.

BILL GARRETT, Davidson County
Trans:T20100017707 DEEDWARR
Recvd: 03/26/10 10:38 2 pgs
Fees:13.00 Taxes:851.00
20100326-0022602

Witness our hands this 24th day of March, 2010.

Elizabeth Riggsbee

Barry Riggsbee by Elizabeth Riggsbee attorney in fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared to me Elizabeth Riggsbee known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Official Notarial Seal on this the 24th day of March, 2010.

Notary Public

My commission expires: 3-7-11

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said State and County, duly commissioned and qualified, and acting, personally appeared Elizabeth Riggsbee, attorney in fact for Barry Riggsbee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the attorney in fact for Barry Riggsbee, by Limited Power of Attorney of record in Instrument Book 20100326000226 01, in the Register's Office of Davidson County, Tennessee and that she as such, executed the foregoing instrument for the purpose therein contained by signing his name, as his attorney in fact.

WITNESS my hand and Official Notarial Seal on this the 24th day of March, 2010.

Notary Public

My commission expires: 3-7-11