PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

104 Woodmont Blvd., Suite 100

Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20100019348 DEEDWARR
Recvd: 04/05/10 10:22 2 pgs
Fees:13.00 Taxes:1021.20
20100405-0024839

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 50396
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Walter Raymond Espejo Maria Teresa Espejo 7352 Olmsted Drive Nashville, Tennessee 37221	Primary Residential Mortgage, 4750 West Wiley Post Way Suite 200 Salt Lake City, UT 84116

TAX MAP-PARCEL NUMBERS: 155080E04400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$276,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jay R. Clemmons and spouse, Gina L. Tollison Clemmons**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Walter Raymond Espejo and wife, Maria Teresa Espejo** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Resubdivision Bellevue Highlands, Phase 2 of record in Doc. No. 20010202-0010403, Register's Office for said county, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Jay R. Clemmons and Gina L. Tollison, both unmarried, as tenants in common by warranty deed from The Jones Company Custom Homes, of Tennessee, Inc., a Tennessee corporation, dated Sept. 28, 2001 and recorded on Oct. 2, 2001 of record in Doc. No. 20011002-0106436, Register's Office for Davidson County, Tennessee. The said Gina L. Tollison is now known as Gina L. Tollison Clemmons

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2010, and subsequent years; The Plan, with Owner's Certificate, of record in Doc. No. 20010202-0010403, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 11592, page 670, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 7352 Olmsted Drive, Nashville, Tennessee 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of March, 2010.

Jay R. Clemmons

Gina L. Tollison Clemmons

State of TENNESSEE
County of DAVIDSON

On this 30th day of March, 2010 , before me the undersigned authority, personally appeared Jay R. Clemmons and Gina L. Tollison Clemmons , to me 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 the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: My Commission Expires May 2, 2011

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $276,000.00

Affiant

Sworn and subscribed before me this the 30th day of March, 2010

My Commission Expires: 11-21-10

JENNY AVERHOFF STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public