BILL GARRETT, Davidson County
Trans:T20100021852 DEEDWARR
Recvd: 04/13/10 11:46 2 pgs
Fees:13.00 Taxes:370.00
20100413-0027850

This instrument prepared by: Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 1st day of April, 2010, by and between The Co-Trustees of the Stephanie Babb Trust, being one and the same as the Stephanie Babb Children's Trust, party of the first part, and Monica R Head, unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being a tract of land lying in Davidson County, Tennessee, BEING Lot No. 60 on the Plan of Hayes Manor, Section 1, of record in Plat Book 3600, Page 85, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being all or part of the same property conveyed to Stephanie Babb Children's Trust by virtue of that certain Warranty Deed dated July 30, 2008, at Instrument No. 20080730-0078250 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2010 Davidson County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions recorded in Book 3829, Page 720; Book 3840, Page 404 all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Concetta Alexander, Trustee
Concetta Alexander Trustee of The Stephanie Babb Trust, being one and the same as the Stephanie Babb Children's Trust

Co-Trustee
Robbie Williams Co-Trustee of The Stephanie Babb Trust, being one and the same as the Stephanie Babb Children's Trust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Concetta Alexander and Robbie Williams*, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 1st day of April, 2010.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

* as individuals and as trustees

Property Owner & Address: Monica R Head

756 Ringgold Drive
Nashville, TN 37207

Tax Parcel No 05914012800

Property Address: 756 Ringgold Drive
Nashville, TN 37207

MAIL TAX BILLS TO: Primary Residential Mortgage

4750 West Wiley Post Way
Salt Lake City, UT 84116

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $100,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 1st day of April, 2010.

Notary Public

My Commission Expires: 9/20/10

SHERRI A. SCHMONSKY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires Sept 20 2010