RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $455,000.00

MITCHELL A. WATTS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 12TH DAY OF APRIL, 2010.

NOTARY PUBLIC

MY COMMISSION EXPIRES 8-20-13

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 10-03368 RAMSEY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
William L. Ramsey and Wanda M. Ramsey	Wells Fargo Bank, N.A.	128-16B-69.00 CO
560 Summit Oaks Court	P O. Box 5137	
Nashville, TN 37221	Des Moines, IA 50306	

FOR AND 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,

STEWART D. BRONSON JR., AND WIFE, ANGELA P. BRONSON

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

WILLIAM L. RAMSEY AND WIFE, WANDA M. RAMSEY

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 560 Summit Oaks Court, Nashville, TN 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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 12th day of April, 2010.

Stewart D. Bronson Jr.

Angela P. Bronson

BILL GARRETT, Davidson County
Trans:T20100022027 DEEDWARR
Recvd: 04/14/10 08:49 2 pgs
Fees:13.00 Taxes:1683.50
20100414-0028006

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, STEWART D. BRONSON JR. AND ANGELA P. BRONSON, 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 and official seal at Franklin, Tennessee, this 12th day of April, 2010.

Notary Public

My Commission Expires: 7/3/12

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 3, 2012

CHAD I. PEARMAN ... DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 3, 2012

10-03368 RAMSEY

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 69, SUMMIT OAKS, PHASE FOUR, as shown on plat of record in Instrument No. 20060417-0043459, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Stewart D. Bronson, Jr. and wife, Angela P. Bronson by Warranty Deed from Greater Middle Tennessee Development Partnership, a Tennessee general partnership composed of Trianon Developments Ltd., a Delaware corporation, and Oakland Investments Ltd., a Delaware corporation, recorded on the 24th day of April, 2007 in Instrument No. 20070424-0048726, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

a. County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SUMMIT OAKS, PHASE FOUR, as recorded in Instrument No. 20060417-0043459, revised at Instrument No. 20060516-0057170 (as to Lots 62, 63 and 72-77); PUD Boundary Plat recorded in Plat Book 9700, Page 255 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions recorded in Instrument Nos. 20020214-0019518 (Phase 1), 20040116-0006770 (Phases 2 and 5), 20050316-0029169 (Phase 3) and 20060418-0044430 (Phase 4) , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Charter of Summit Oaks Owner's Association, recorded at Instrument No. 20020131-0013598.

f. Easement for Public Utilities, recorded in Instrument Nos. 20010925-0103588, 20010925-0103589 and 20010925-0103590.

g. Storm Water Detention Agreement, recorded at Instrument No. 20050728-0088585.

h. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

i. Property taxes for the current year.