WARRANTY DEED

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,000.00 -

Vicki Jarvis

Affiant

Subscribed and sworn to before me, this 21st DAY OF July, 2010.

Debbie A Serbin

Notary Public

MY COMMISSION EXPIRES: 2-3-2013

(AFFIX SEAL)

DEBBIE A. SERBIN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

R-VRES-10-1216

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Michael Gilbert	Wilson Bank & Trust (NAME)	
1216 Alandee Street (ADDRESS)	1436 W. Main St. (ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Lebanon, TN 37087 (CITY) (STATE) (ZIP)	052-13-B 300.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we SONYA DOWNEY, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DAVID MICHAEL GILBERT AND WIFE, ALISON GILBERT, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 31, RIVER GLEN, PHASE III, SECTION 3, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20020917-0113232, 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 SONYA DOWNEY, AN UNMARRIED PERSON BY SPECIAL WARRANTY DEED FROM WELLS FARGO BANK, NA IN TRUST FOR THE CERTIFICATEHOLDERS OF CARRINGTON MORTGAGE LOAN TRUST, SERIES 2006-OPT1, ASSET BACKED PASS-THROUGH CERTIFICATES, RECORDED ON THE 26TH DAY OF JUNE, 2007 IN INSTRUMENT NO. 20070626-0076364, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2010 PROPERTY TAXES; B) INSTRUMENTS OF RECORD IN INSTRUMENT NOS. 20020917-0113232 AND 20030319-0036614; PLAT BOOK 6900, PAGES 650 THRU 651; PLAT BOOK 6900, PAGE 571; INSTRUMENT NO. 20020425-0051349; BOOK 8069, PAGE 158; INSTRUMENT NO. 20020425-0051348; BOOK 7566, PAGE 571; INSTRUMENT NO. 20040915-0111299; BOOK 7061, PAGE 196; BOOK 7296, PAGE 484; BOOK 11030, PAGE 731; BOOK 3961, PAGE 681; INSTRUMENT NO. 20010816-0088874; INSTRUMENT NO. 20020503-0054718; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 1216 Alandee Street, Nashville, Tennessee 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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, 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(S), their 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.

BILL GARRETT, Davidson County
Trans:T20100045520 DEEDWARR
Recvd: 07/26/10 11:47 2 pgs
Fees:13.00 Taxes:458.80

20100726-0058347

Witness my/our hand(s) this 21st day of July, 2010.

Sonya Downey

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sonya Downey, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of July, 2010.

Notary Public

My Commission Expires: 5-2014

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903