THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
THE FRIDRICH BUILDING, FIRST FLOOR
2909 POSTON AVENUE
NASHVILLE, TN 37203
(615) 460-7478

Davidson County DEEDWARR
Recvd: 11/24/10 14:04 3 pgs
Fees:18.00 Taxes:813.63
20101124-0094322

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map: 173-10-A-094.00

The actual consideration or value, whichever is greater, for this transfer is $219,900.00.

Nina Wallace Gross
Affiant

Subscribed and sworn to before me this the 19th day of November, 2010.

LINDA F. BURNSED STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 6, 2013

My Commission Expires:

Notary Public

ADDRESS NEW OWNER(S) AS FOLLOWS:

Allen Neal Gross
3400 Turfway Lane
Antioch, Tennessee 37013

SEND TAX BILLS TO:

iFreedom Direct Mortgage Svc.
2363 Foothill Drive
Salt Lake City, UT 84109-1458

WARRANTY DEED

THAT FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Dianne Glaus, formerly Dianne Alaine Watkins McGlinchey, a married person,** hereinafter the "Grantor," has bargained and sold, and does by these presents transfer and convey, unto **Allen Neal Gross and Nina Wallace Gross, husband and wife,** hereinafter collectively, "Grantees," a certain tract or parcel of land located in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of Revision One, Section 1, Phase 2, Barnes Bend Estates of record in Instrument Number 20071003-0117933, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Alaine K. Watkins, a single woman by deed from The Jones Company of Tennessee, L.L.C. a Missouri limited liability company of record as Instrument No. 20080409-0036022, in the Register's Office for Davidson County, Tennessee, dated March 28, 2008. Alaine K. Watkins having since died; Title conveyed to Dianne Alaine Watkins McGlinchey pursuant to The Estate of Alaine Kynerd Watkins, Probate Court for Davidson County, Tennessee, Case No. 09P120. Dianne Alaine Watkins McGlinchey is now known as Dianne Glaus.

BEING improved property known as: 3400 Turfway Lane, Antioch, Tennessee 37013.
(also known as 3400 Turfway Way, Antioch, Tennessee)
This property has never been used as the marital residence of the Grantor.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and/or assigns forever; and Grantor does covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Real Estate Taxes for the year 2010 and subsequent years. Tax Parcel No. 173-10-A-094.00.

2. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20050524-0058309, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

3. Subject to all matters shown on the Plan of record as Instrument No. 20071003-0117933, Register's Office for Davidson County, Tennessee.

4. Stormwater Detention Agreement of record in Instrument No. 20050524-0058216, Register's Office for Davidson County, Tennessee.

5. Quitclaim Deed for Common Area of record in Instrument No. 20100520-0039082, Register's Office for Davidson County, Tennessee.

Grantor further covenants and binds herself, her heirs and representatives to warrant and forever defend the title to said real estate to said Grantees, their heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, Grantors have caused their names to be affixed hereto as of the 19th day of November, 2010.

Dianne Glaus

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Dianne Glaus,** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 19th day of November, 2010.

Notary Public

My Commission Expires: _____

LINDA F. BURNSED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

CERTIFICATE OF AUTHENTICITY

I, Casey Keller, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Casey Keller

State of Tennessee
County of Davidson

Personally appeared before me, Amy D. Nix, a notary public for this county and state, Casey Keller, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

Commission Expires: _____

AMY D. NIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 3, 2012