This instrument was prepared by:

Overland Title Company, LLC
106 Mission Court, Suite 1002
Franklin, TN 37067
2011010003

BILL GARRETT, Davidson County
Trans:T20110005616 DEEDWARR
Recvd: 01/28/11 09:52 2 pgs
Fees:13.00 Taxes:240.50
20110128-0007754

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $65,000.00

PAMELA JO SMITHSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Sworn to and subscribed before me this 19th day of January, 2011.

Carol A Chambers
Affiant

Pamela Jo Smithson
Notary Public
My Comm Exp 3/17/14

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
John Milton Tudor, III 92 Scobey Drive Nashville, TN 37210	WELLS FARGO HOME MTG 405 SW 5th STREET DES MOINES, IA 50309	Map 106-14, Parcel 31

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Nicholas John McGree, Jr., unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **John Milton Tudor, III***, hereinafter called the Grantee, his heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Raymond Heights, as of record in Book 1424, page 141, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

* AN UNMARRIED PERSON

Being the same property conveyed to Nicholas John McGree, Jr., unmarried by deed from Larry M. McCartney and wife Janice F. McCartney of record in Book 11713, page 476, Register's Office for Davidson County, Tennessee, dated October 20, 1999.

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __x__ Grantee.

This is improved property known as **92 Scobey Drive, Nashville, TN 37210.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor 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 otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand, this19th day of January, 2011.

Nicholas John McGree, Jr.

Nicholas John McGree, Jr.,

STATE OF TENNESSEE)
COUNTY OF ~~WILLIAMSON~~ Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Nicholas John McGree, Jr., unmarried**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained. Witness my hand and official seal this 19 day of January, 2011.

Notary Public

My Commission Expires: _____

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires September 6, 2011