WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00

Affiant

Subscribed and sworn to before me, this 21ST DAY OF APRIL, 2011.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zachary D. Allbritton, unmarried	PrimeLending, a Plainscapital Company	03800017200
	(NAME)	
3672 Alessio Road	18111 Preston Rd., Suite 900	
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	Dallas, TX 75252	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Lee Ann Gibbons, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Zachary D. Allbritton, unmarried, hereinafter called the Grantees, 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 NO. 2 OF THE SUBDIVISION OF THE JOHN M. L. BROWN PROPERTY OF RECORD IN PLAT BOOK 8250, PAGE 153, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO LEE ANN GIBBONS BY DEED FROM JOHN M. L. BROWN AND SUE ELLEN BROWN DATED 07/0/04 AND RECORDED 08/05/04 BY INSTRUMENT NO. 20040805-0094333, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3672 Alessio Rd., Whites Creek, TN 37189
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness my/our hand(s) this 21st day of April, 2011.

BILL GARRETT, Davidson County
Trans:T20110023977 DEEDWARR
Recvd: 04/25/11 12:55 2 pgs
Fees:13.00 Taxes:506.90
20110425-0031360

WARRANTY DEED
(Continued)

Lee Ann Gibbons

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lee Ann Gibbons, unmarried, the herein bargainor(s), 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, this the 21st day of April, 2011.

Notary Public

My Commission Expires: 11-7-11

(SEAL)

RETURN TO:
Signature Title Services
4711 Trousdal Dr., Ste. 120
Nashville, TN 37220

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011