THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***245,000.00.

4-29-11
Affiant

Subscribed and sworn to before me this 29th day of April, 2011.

Notary Public

My Commission Expires: 8.20.13

BILL GARRETT, Davidson County
Trans:T20110025968 DEEDWARR
Recvd: 05/03/11 09:37 2 pgs
Fees:13.00 Taxes:906.50
20110503-0033670

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Ellen Bibb 4104 Westlawn Drive Nashville, Tennessee 37209	Primary Residential Mortgage 4750 West Wiley Post Way Suite 200 Salt Lake City, UT 84116	MAP 103-08-0 PARCEL 119.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Forty Five Thousand and 00/100 Dollars ($***245,000.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Susan Henderson, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Ellen Bibb, unmarried, (hereinafter called the "GRANTEE"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot Nos. 350 and 351 on the Map of Richland Realty Company's West Lawn Subdivision as of record in Book 421, page 32, in the Register's Office for Davidson County, Tennessee, and more particularly described as follows:

BEGINNING on the northerly margin of West Lawn Drive 30.5 feet west of the common corner of Lots Nos. 350 and 351; thence northerly 250.0 feet; thence eastwardly 100.0 feet; thence southwardly 50.0 feet; thence westwardly 50.0 feet; thence southwardly 200.0 feet to the northerly margin of West Lawn Drive; thence with same westwardly 50.0 feet to the beginning.

BEING the same property conveyed to Susan Henderson, a single person, by Warranty Deed dated September 30, 2005, from Eveline K. Johnson, a married person, of record as Instrument No. 20051003-0118620 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 4106 Westlawn Drive, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEE, her heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS 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 follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantee herein.

2. Matters, if any, shown on the Plan of Richland Realty Company's West Lawn Subdivision of record in Book 421, page 32, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument on this the 29th day of April, 2011.

Susan Henderson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Susan Henderson, the bargainor, 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 29th day of April, 2011.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY