BILL GARRETT, Davidson County
Trans:T20110046975 DEEDWARR
Recvd: 08/02/11 13:35 2 pgs
Fees:13.00 Taxes:651.20
20110802-0059337

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,000.00

Elaine Williams
Affiant

Subscribed and sworn to before me, this 28TH DAY OF JULY, 2011

Notary Public

MY COMMISSION EXPIRES: 11/07/11

(AFFIX SEAL)

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

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

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dock Drummond, Jr. and wife, Geraldine Drummond	PrimeLending, a PlainsCapital Company (NAME)	26.09-58.00
400 Moss Trail (ADDRESS)	18111 Presto Road, Suite 900 (ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Dallas, TX 75252 (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 William G. Hitt, as Trustee of The William G. Hitt GST-Exempt Trust, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Dock Drummond, Jr. and wife, Geraldine Drummond, 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. 23 ON THE PLAN OF GOODLETTSVILLE HEIGHTS SUBDIVISION, SECTION 2, AS OF RECORD IN BOOK 1424, PAGES 120 AND 121, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY MARGIN OF MOSS TRAIL ROAD AT THE SOUTHWEST CORNER OF LOT NO. 24 ON SAID PLAN; THENCE WITH THE NORTHERLY MARGIN OF SAID ROAD, WESTERLY 180 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE WITH A RADIUS OF 20 FEET, NORTHWESTERLY 31.42 FEET TO A POINT ON THE EASTERLY MARGIN OF AN UNNAMED STREET; THENCE WITH SAID STREET, NORTHERLY 170.3 FEET; THENCE SOUTH 89 DEGREES 35' EAST 200.9 FEET TO THE NORTHWEST CORNER OF SAID LOT. NO. 24; THENCE WITH THE LINE BETWEEN SAID LOTS NOS. 23 AND 24, SOUTHERLY 210.7 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY JOHN E. INGRAM BY DEED FROM BOBBY C. BRATTON AND WIFE, PEGGY SAUNDERS BRATTON OF RECORD IN BOOK 2740, PAGE 593, REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE. THE SAID JOHN E. INGRAM HAVING SINCE DIED TESTATE ON DECEMBER 28, 2010. WHEREAS THE WILL NO. 11P41 IN THE SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE DIRECTS THAT THE RESIDUARY ESTATE OF THE SAID JOHN E. INGRAM, OF WHICH THE PROPERTY IS A PART, BE DISTRIBUTED TO THE JOHN E. INGRAM REVOCABLE TRUST ESTABLISHED ON SEPTEMBER 28, 2010 AMENDED AND RESTATED ON OCTOBER 27, 2010 (THE "JOHN E. INGRAM REVOCABLE TRUST"). PROPERTY WAS FURTHER CONVEYED TO WILLIAM G. HITT, AS TRUSTEE OF THE JOHN E. INGRAM REVOCABLE TRUST BY EXECUTOR'S QUITCLAIM DEED FROM WILLIAM G. HITT, EXECUTOR OF THE ESTATE OF JOHN E. INGRAM OF RECORD BY INSTRUMENT NO. 20110119-0005299, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PROPERTY WAS FURTHER CONVEYED TO WILLIAM G. HITT, AS TRUSTEE OF THE WILLIAM G. HITT GST-EXEMPT TRUST BY TRUSTEE'S QUITCLAIM DEED FROM WILLIAM G. HITT, AS TRUSTEE OF THE JOHN E. INGRAM REVOCABLE TRUST DATED SEPTEMBER 20, 2001, AMENDED AND RESTATED OCTOBER 27, 2010 OF RECORD BY INSTRUMENT NO. 20110119-0005300, 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.

WARRANTY DEED
(Continued)

unimproved ( )
This is improved (X) property, known as 400 Moss Trail, Goodlettsville, TN 37072
(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 28th day of July, 2011.

William G. Hitt, as Trustee of The William G. Hitt
GST-Exempt Trust

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 William G. Hitt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged himself as Trustee of The William G. Hitt GST-Exempt Trust, and in his capacity as such Trustee, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, on this the 28th day of July, 2011

Notary Public

My Commission Expires: 11/7/11

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

Witness my hand and official seal, at office, on this the 28th day of July, 2011.

William G. Hitt, Individually

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 28th day of July, 2011.

Notary Public

My Commission Expires: 11/7/11

(SEAL)

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

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodletsville, TN 37072