PREPARED BY (AND RETURN TO):

WILKINS & IVEY

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Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(_____) Title No: 52228
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Land Development.com, Inc. 798 Old Hickory Blvd. Brentwood, TN 37027-4506	New Owner

TAX MAP-PARCEL NUMBERS: 104-5-219

BILL GARRETT, Davidson County
Trans:T20130027490 DEEDWARR
Recvd: 04/04/13 13:38 2 pgs
Fees:13.00 Taxes:1073.00
20130404-0033465

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$290,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Ramona Ward Fite, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Land Development.Com, Inc. hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the easterly 15 feet of Lot No. 493 and the westerly 45 feet of Lot No. 494 in Richland Realty Company's Division "C", a plan of which is of record in Book 421, Page 31, Register's Office for said County.

Said parts of said lots adjoin each other and front together 60 feet on the north side of Westbrook Avenue, and extend back northerly between lines 205 feet, more or less, on the westerly margin and 208 feet, more or less, on the easterly margin to an alley.

Being the same property conveyed to Ramona Ward Fite by deed from James Ward and Roy E. Ward, dated March 10, 1978, Recorded March 13, 1978 in Book 5261, Page 362, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 421 Page 31, said Register's Office, to which reference is hereby made for a more complete description.

This is improved property, known as: 3618 Westbrook Avenue, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 18th day of March, 2013.

Ramona Ward Fite

Ramona Ward Fite

State of TENNESSEE
County of DAVIDSON

On this 18th day of March, 2013 , before me the undersigned authority, personally appeared Ramona Ward Fite , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Diane K. Mann

Notary

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $290,000.00

Affiant

Sworn and subscribed before me this the 19th day of March, 2013

Danielle Marie Crane

Notary Public

My Commission Expires: 5/18/13

DANIELLE MARIE CRANE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.