ADDRESS NEW OWNER and
SEND TAX BILLS:
KAREN HOLLYWOOD
263 Fairway Drive
Nashville, TN 37214

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
95 - 7 - 14

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, SHARI L. WILKES, married, formerly Shari Ann Long, hereinafter called GRANTOR, has this day bargained and sold and by these presents transfers and conveys to KAREN HOLLYWOOD, hereinafter called GRANTEE, her heirs, successors and assigns forever, the following described property, to wit:

Land lying and being in the 3rd Civil District of Davidson County, Tennessee, described according to a survey by John D. McCormick, June 23, 1975, as follows, to wit:

Beginning at an iron pin in the southerly margin of Fairway Drive, said point being the northwest corner of the Merry Oaks Subdivision, a plan of record in Book 1835, Page 67, Register's Office for Davidson County, Tennessee; thence South 1 degree 09 minutes West 366.0 feet to an iron pin; thence North 88 degrees 51 minutes West 382.6 feet to an iron pin; thence North 30 degrees 20 minutes East 82.6 feet to a concrete monument; thence North 59 degrees 35 feet East 58.3 feet to a concrete monument; thence North 29 degrees 05 minutes East 225.1 feet to a concrete monument; thence North 8 degrees 20 minutes East 69.6 feet to an iron pin; thence South 86 degrees 52 minutes East 179.6 feet to the point of beginning.

Being the same property conveyed to Shari Ann Long by deed dated August 20, 1985 and recorded August 21, 1985 of record in Book 6635, Page 684, Register's Office for Davidson County, Tennessee. Shari L. Wilkes and Shari Ann Long being one and the same person.

This is not the Grantor's primary residence.

Included in the foregoing, but expressly excluded from this conveyance is that portion conveyed to the State of Tennessee by deed of record in Instrument No. 20020604-0067479, Register's Office for Davidson County, Tennessee.

Subject to all matters of record.

This is improved property known as 263 Fairway Drive, Nashville, Tennessee 37214.

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

GRANTOR covenants with GRANTEE that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Davidson County DEEDWARR
Recvd: 02/17/06 08:59 2 pgs
Fees:13.00 Taxes:943.50
20060217-0019162

GRANTOR further covenants and binds herself, her heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, her heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 15 day of February, 2006.

Shari L. Wilkes

SHARI L. WILKES

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, SHARI L. WILKES, the within named 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 at office this 15 day of February, 2006.

NOTARY PUBLIC

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

My Commission Expires:

10/24/09

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $255,000.00.

AFFIANT

Subscribed to and sworn before me, this the 15 day of February, 2006.

NOTARY PUBLIC

My Commission Expires:

10/24/09

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

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