BOX 10-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/01/06 12:14 2 pgs
Fees:13.00 Taxes:349.28
20060301-0023564

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,400.00

Michelle L. Moore
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28TH DAY OF FEBRUARY, 2006.

Christine L. Rund
Notary Public

MY COMMISSION EXPIRES: ~~November 25, 2009~~ 8-9-09

(AFFIX SEAL)

CHRISTINE L. RUND NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harry C. Wilkinson, Jr.	SunTrust Mortgage, Inc.	
(NAME)	(NAME)	
5009 Wyoming Avenue	201 Fourth Avenue North, 7th Floor	103-3-198
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **HARRY C. WILKINSON, SR.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HARRY C. WILKINSON, JR., UNMARRIED,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a tract of land in said County and being part of E.A. Elam 5 Acre tract and beginning at a point in the South margin of Wyoming Avenue at a point 50 ft. East of the Easterly margin of 51st Avenue North; thence Easterly with said Wyoming Avenue 50 ft. and running back in a Southerly direction between parallel lines of 150 ft. on the East boundary and 150.4 feet on the West boundary to a line in the rear measuring 50 ft. according to a survey by John Kohl dated May 15, 1981.

Being the same property conveyed to Harry C. Wilkinson by deed from Harry C. Wilkinson, Executor of the Estate of Mary A. Wilkinson, deceased, Probate Docket No. 05-P-291, Probate Court of Hamilton County, Tennessee, of record as Instrument No. 20050606-0063934, Register's Office for Davidson County, Tennessee.

This is not the principal place of residence of the Grantor named herein.

This conveyance is subject to (a) 2006 real property taxes which have been prorated and assumed by the grantee; (b) Restrictive covenant as contained in an instrument of record in Book 1345, page 521, Register's Office for Davidson County, Tennessee; and (c) Sanitary sewer easement of record in Book 1712, page 178, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 5009 Wyoming Avenue, Nashville, TN 37209

(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 hand this 28th day of February, 2006.

Harry C. Wilkinson, Sr.

By: Harry C. Wilkinson, Jr. AIF

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **HARRY C. WILKINSON, JR.**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact**, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 28th day of February, 2006.

Notary Public

My Commission Expires: _____

NOTARY PUBLIC
STATE OF TENNESSEE