WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/09/06 13:19 2 pgs
Fees:13.00 Taxes:969.03

20060509-0054283

STATE OF ~~TENNESSEE~~ North Carolina
COUNTY OF ~~Williamson~~ Watauga

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 261,900.00

David E. Wilkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

Notary Public:

MY COMMISSION EXPIRES: 10/11/10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Richard A. Northcutt, Metropolitan Escrow, Inc., 7000 Executive Center Dr., Ste. 110, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Valeria K. Marfy	NEW OWNER	Map 142
1200 Harpeth Lake Court		Group 13-O-B
Nashville, TN 37221		Parcel 204-CO

FOR AND IN 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

David E. Wilkins and wife, Jana S. Wilkins

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Valeria K. Marfy

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:

Land in Davidson County, Tennessee, being Lot No. 212, on the Plan of Riverside, Phase 5 B, of record in Instrument 20030212-0019415, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David E. Wilkins and wife, Jana S. Wilkins by deed from Rochford Realty & Construction Co., Inc., of record in Instrument 20040630-0077996, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 7185, Page 619; Book 7405, Page 780; Instrument 20040419-0044162, Register's Office for said County.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20030212-0019415, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1200 Harpeth Lake Court, Nashville, TN 37221

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 our hands this 3rd day of May, 2006

David E. Wilkins

Jana S. Wilkins

STATE OF NORTH CAROLINA
COUNTY OF Watauga

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David E. Wilkins and Jana S. Wilkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Boone, North Carolina, this 3rd day of May, 2006.

My Commission Expires: 10/11/06

Gail B. Bedell
NOTARY PUBLIC

GAIL B. BEDELL NOTARY PUBLIC WATAUGA COUNTY, N.C.