PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref:(dm) Title No: 48840
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 09/10/07 13:47 2 pgs
Fees:13.00 Taxes:1091.50
20070910-0108402

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Alice C. Bernet 4406 Wyoming Avenue Nashville, Tennessee 37209	Market Street Mortgage P. O. Box 22128 Tampa, FL 33622-2128

TAX MAP-PARCEL NUMBERS: 10304006100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$295,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lani Wilkeson, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Alice C. Bernet and spouse, Troy D. Duckett** 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 Lot No. 307 of Block 17 on the Plan of Charlotte Park Company's First Addition to West Nashville of record in Book 57, page 103 Register's Office for said County to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Lani L. Wilkeson, unmarried by deed from Edward W. Berlin, unmarried of record in Doc. No. 20050525-0059082 dated and executed on May 20, 2005 and recorded on May 25, 2005 in the Register's Office for Davidson, County, Tennessee.

Ronald R. Rossmann, spouse of Lani L. Wilkeson, joins in this conveyance solely to convey any and all marital interest he may have in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2007, and subsequent years; All Matters shown on the Plan of record in Book 57 Page 103, said Register's Office.

This is improved property, known as: 4406 Wyoming Avenue, Nashville, Tennessee 37209.

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 7th day of September, 2007.

Lani Wilkeson

Ronald R. Rossmann

State of TENNESSEE

County of DAVIDSON

On this 7th day of September, 2007 , before me the undersigned authority, personally appeared Lani Wilkeson and Ronald R. Rossmann, 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.

DEBORAH GAIL JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: _____

Notary

My Commission Expires MAY 23, 2009

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 $295,000.00

Affiant

Sworn and subscribed before me this the 7th day of September, 2007

DEBORAH GAIL JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: _____

Notary Public

My Commission Expires MAY 23, 2009