Davidson County DEEDWARR
Recvd: 09/21/07 11:23 5 pgs
Fees:28.00 Taxes:684.50

20070921-0112966

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$185,000.00** (One Hundred Eighty Five Thousand).

AFFIANT

Subscribed to and sworn before me this 19th day of September, 2007.

NOTARY PUBLIC MY COMMISSION EXPIRES: (NOTARY SEAL)

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 24, 2009

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
2309 Crestmoor Road, Suite 300, Nashville, TN. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Wayne Morris 1603 LAUDEN AVE NASHVILLE, TN 37212	same as new owner	092-02-0-456.00(Tr-1) 092-02-0-239.00(Tr-2)

WARRANTY DEED

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, I/WE, **JEFFREY JACKSON WILKINSON, ROBERT STEVEN WILKINSON, KATHLEEN LOIS WILKINSON, CARLTON FREDERICK WILKINSON, DAWN MARI WILKINSON, AND NADINE WOODRICK,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **WAYNE MORRIS, UNMARRIED,** HEREINAFTER CALLED THE **GRANTEE(S),** 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. 191 and 193, on the Resubdivision of Lots 191, 192 and 193, Heffernan Place, as shown on plat of record in Plat Book 4060, page 71, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Delois Wilkinson by Deed of record in Book 7090, Page 689, Register's Office for Davidson County, Tennessee. The said Delois Wilkinson having since deceased January 31, 2005, testate, and pursuant to the Last Will and Testment of Delois J. Wilkinson of record in Seventh Circuit Court for Davidson County, Tennessee #O5P-336, subject property was devised to, Jeffrey Jackson Wilkinson, Robert Steven Wilkinson, Kathleen Lois Wilkinson, Carlton Frederick Wilkinson and Dawn Mari Wilkinson, empowered to convey the subject property. Jeffrey Jackson Wilkinson, Robert Steven Wilkinson, Kathleen Lois Wilkinson and Carlton Frederick Wilkinson convey the subject property on behalf of the Dawn Mari Wilkinson Trust. Delois Wilkinson and Delois J. Wilkinson are one in the same person.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **2615 AND 2619 ALBION STREET** **NASHVILLE,TN37208**

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2007

WITNESS, this 14th day of September, 2007

KATHLEEN LOIS WILKINSON

CARLTON FREDERICK WILKINSON

DAWN MARI WILKINSON

BY: **KATHLEEN LOIS WILKINSON, LEGAL GUARDIAN OF DAWN MARI WILKINSON**

KATHLEEN LOIS WILKINSON, TRUSTEE

CARLTON FREDERICK WILKINSON, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 14th day of September, 2007, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Kathleen Lois Wilkinson and Carlton Frederick Wilkinson** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon both acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 14th day of September, 2007.

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public
Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) My Commission Expires JAN. 24, 2009

On this 14th day of September, 2007, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Kathleen Lois Wilkinson** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath is acknowledged to be the **Trustee** of the **Dawn Mari Wilkinson Trust**, the within named bargainor, and that as such **Trustee** being duly authorized to do so, executes the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the 14th day of September, 2007.

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public
Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON) My Commission Expires JAN. 24, 2009

On this 14th day of September, 2007, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Kathleen Lois Wilkinson** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath is acknowledged to be the **Legal Guardian** of **Dawn Mari Wilkinson,** the within named bargainor, and that as such **Legal Guardian** being duly authorized to do so, executes the foregoing instrument for the purposes therein contained .

Witness my hand and official seal on this the 14th day of September, 2007.

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public
Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) Expires JAN. 24, 2009

On this 14th day of September, 2007, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Carlton Frederick Wilkinson** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath is acknowledged to be the **Trustee** of the **Dawn Mari Wilkinson Trust**, the within named bargainor, and that as such **Trustee** being duly authorized to do so, executes the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the 14th day of September, 2007.

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires JAN. 24, 2009

Commission Expires: _____

WITNESS, this 13th day of September, 2007

Wilkinson

Jeffrey Jackson Wilkinson

STATE OF TEXAS)
COUNTY OF)

On this 13th day of September, 2007, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Jeffrey Jackson Wilkinson** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 13th day of September, 2007.

Sharon A. Edwards

Notary Public

Commission Expires: July 11, 2010

SHARON A. EDWARDS
Notary Public, State of Texas
My Commission Expires
July 11, 2010

WITNESS, this 13th day of September, 2007

By:
Jeffrey Jackson Wilkinson, Trustee

STATE OF TEXAS)
COUNTY OF)

On this 13th day of September, 2007, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Jeffrey Jackson Wilkinson** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath is acknowledged to be the **Trustee** of the **Dawn Mari Wilkinson Trust**, the within named bargainor, and that as such **Trustee** being duly authorized to do so, executes the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the 13th day of September, 2007.

Sharon A. Edwards

Notary Public

Commission Expires: July 11, 2010

SHARON A. EDWARDS
Notary Public, State of Texas
My Commission Expires
July 11, 2010

WITNESS, this 14 day of September, 2007

Nadine Woodrick

Nadine Woodrick, Executrix

STATE OF Georgia)
COUNTY OF Fulton)

On this 14TH day of September, 2007, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Nadine Woodrick** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath is acknowledged to be the **Executrix** of **Estate of Delois J. Wilkinson**, the within named bargainor, a corporation, and that as such **Executrix** being duly authorized to do so, executes the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the 14TH day of September, 2007.

Notary Public

Commission Expires:

CEDRIC GARRETT
COM. EXP.
NOTARY
PUBLIC
10-26-08
FULTON COUNTY, GEORGIA

LTSR Number:

GTE File: 2007

WITNESS, this 14 day of September, 2007

Robert Steven Wilkinson

STATE OF Nevada)
COUNTY OF Douglas)

On this 14 day of September, 2007, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Robert Steven Wilkinson** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 14 day of September, 2007.

Notary Public

Commission Expires: 12-4-2009

Linda Hunt
Notary Public
State of Nevada
Date Appointment Exp: 12-4-2009
Certificate No: 02-72659-5

WITNESS, this 14 day of September, 2007

By: Robert Steven Wilkinson, Trustee

STATE OF Nevada)
COUNTY OF Douglas)

On this 14 day of September, 2007, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Robert Steven Wilkinson** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath is acknowledged to be the **Trustee** of the **Dawn Mari Wilkinson Trust**, the within named bargainor, and that as such **Trustee** being duly authorized to do so, executes the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the 14 day of September, 2007.

Notary Public

Commission Expires: 12-4-2009

Linda Hunt
Notary Public
State of Nevada
Date Appointment Exp: 12-4-2009

Linda Hunt
Notary Public
State of Nevada
Date Appointment Exp: 12-4-2009
Certificate No: 02-72659-5

LTSR Number:

OTE File: 2007