| [ADDRESS NEW OWNER:] | [SEND TAX BILLS TO:] | [MAP-PARCEL NO.] |
|---|---|---|
| Samantha Eldridge and Michael Sanchez | New Owner | Map/Parcel - |
| 3142 East Lake Drive | | 10808015700 |
| Nashville, TN 37214 | | 132107 26b |

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged **Jay Wilfong, an unmarried man** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Samantha Eldridge and Michael Sanchez, as rights of survivorship** (The "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

**THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE LOCATED IN DAVIDSON COUNTY, TENNESSEE:**

**BEING LOT NO. 24B, ZONE LOT DIVISION OF LOTS 22-28 & 68-73, EAST LAKE SUBDIVISION AS OF RECORD IN PLAT BOOK 5200, PAGE 342 AS AMENDED IN PLAT BOOK 5800, PAGE 151, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.**

**BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM DEE DEE BRICKNER, A MARRIED PERSON TO JAY WILFONG, AN UNMARRIED PERSON AS RECORDED ON THE 28TH DAY OF DECEMBER, 2007 IN INSTRUMENT NO. 20071228-0148592; QUITCLAIM DEED FROM JAY R. WILFONG, AN UNMARRIED PERSON TO DEE DEE BRICKNER, A MARRIED PERSON AS RECORDED ON THE 28TH DAY OF DECEMBER, 2007 IN INSTRUMENT NO. 20071228-0148591 AND SPECIAL WARRANTY DEED FROM US BANK NATIONAL ASSOCIATION AS TRUSTEE OF CSFB HEAT 2002-1 TO JAY R. WILFONG, UNMARRIED AS RECORDED ON THE 14TH DAY OF MARCH, 2005 IN INSTRUMENT NO. 20050314-0027606, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.**

This conveyance is subject to the following:

1. Taxes for the year 2008 and subsequent years, which have been prorated, the payment of which is assumed by Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of EAST LAKE SUBDIVISION, as recorded in Plat Book 5200, Page(s) 342 and Plat Book 5800, Page 151, said Register's office.
3. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 5761, Page 355 and Book 6005, Page 147 , said Register's Office.
4. Driveway Agreement recorded in Book 7103, Page 37.

Davidson County DEEDWARR
Recvd: 05/19/08 11:13 2 pgs
Fees:13.00 Taxes:296.74
20080519-0051002

This is improved property commonly known as: 3142 East Lake Drive, Nashville, TN 37214

**The above described real property is not the homestead of Jay Wilfong and never has been and is investment property owned by Jay Wilfong.**

**[STATE OF TENNESSEE]**
**[COUNTY OF DAVIDSON]**

**The actual consideration or value, whichever is greater for this transfer is $80,200.00**

**Affiant**

**Subscribed and sworn to before me this 12th day of May, 2008**

**My Commission Expires:** My Commission Expires 02/26/2011

**Notary Public**

VICKY W. MCMILLEN
NOTARY PUBLIC
STATE OF TENNESSEE
DICKSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 12th day of May, 2008.

Jay Wilfong

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 12th day of May, 2008 before me personally appeared Jay Wilfong to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

WITNESS my hand and official seal.

Notary Public

VICKY W. MCMILLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY

My Commission Expires:

My Commission Expires 02/26/2011