WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/23/08 11:17 2 pgs
Fees:13.00 Taxes:799.20
20080523-0053031

State of Tennessee)
County of Davidson)

G#3949-2

The actual consideration or value, whichever is greater, for this transfer is ~~$200,000.00~~ $24,000.00

Affiant

Subscribed and sworn to before me, this the 15th day of May, 2008.

Notary Public

My commission expires: 9.19.09

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY DAVID ROETGER

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
BRONWEN WICKKISER	Franklin American mtg.	**Map 092-13-0 Parcel 199.00**
3907 Elkins Avenue	501 Corporate Centre Dr.	
Nashville, TN 37209	Franklin, TN 37067	

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,

SCOTT L. RANDOLPH and wife, CHRISTINE E. RANDOLPH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BRONWEN WICKKISER, an unmarried woman

HEREINAFTER CALLED THE GRANTEE, HER 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. 4, Block 25, on the Plan of Charlotte Pike Company's Second Addition to Nashville, as of record in Book 57, Pages 160 and 161, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Scott L. Randolph and wife, Christine E. Randolph, by Warranty Deed dated April 26, 2002, from M. Wilson a/k/a Martha F. Wilson and husband, Hal Wilson, of record in Instrument No. 20020429-0051930, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; Abandonment and Termination of Easement for Joint Driveway, of record in Instrument No. 20010207-0012107, affecting a prior easement of record in Book 8095, Page 985, said Register's Office; and taxes for the current year which have been prorated and assumed by the Grantee herein.

This is IMPROVED (__X__) unimproved (____) property, known as: **3907 Elkins Avenue, Nashville, TN 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 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/our hand(s) this **15th** day of **May, 2008**.

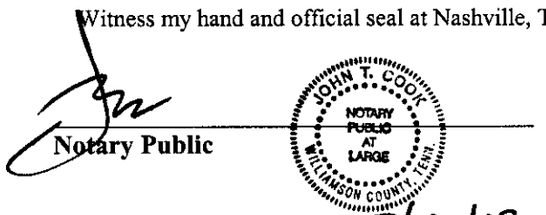
SCOTT L. RANDOLPH

CHRISTINE E. RANDOLPH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **SCOTT L. RANDOLPH and wife, CHRISTINE E. RANDOLPH,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **May, 2008.**



Notary Public

My Commission Expires: 3/22/09