(12)

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ WILLIAMSON
Mudter Morgan, Patterson & Akins **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $190,000.00. Affiant Subscribed and sworn to before me this 11th day of July, 2008. Notary Public My Commission Expires: 7/01/09
Record & Return To: **First Title & Escrow Co., Inc.** **FTEC File No. 27824-06-2008**	

Davidson County DEEDWARR
Recvd: 07/14/08 10:37 2 pgs
Fees:13.00 Taxes:703.00
20080714-0071875

ANN M. LEDET NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
John N. Gholston, Mary K. Gholston 505 Westward Winds Drive Nashville, TN 37221	Suntrust Mortgage, Inc. P.O. Box 79041 Baltimore, MD 21279-0041	Map and Parcel No.: 142110117.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Donna Grober, Married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John N. Gholston and wife, Mary K. Gholston** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

Byron Graves, spouse of Grantor, joins in the execution of this Deed for the purpose of conveying any interest he has in the property as a result of his marriage to Grantor.

This is improved property located at 505 Westward Winds Drive, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 3 day of July, 2008.

Donna Grober by Tom Repass
Donna Grober By Tom Repass as Attorney-In-Fact

Byron Graves

~~STATE OF TENNESSEE, COUNTY OF DAVIDSON~~ SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said ~~County~~ and State, aforesaid, **Donna Grober**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at ~~office, this~~ _____ day of July, 2008.

~~Notary Public~~

My Commission Expires:

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Byron Graves**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3 day of July, 2008.

April N Pace
Notary Public

APRIL N. PACE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

My Commission Expires:

My Commission Expires

State of Tennessee, County of Davidson

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, Tom Repass, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Donna Grober as her Attorney-In-Fact, as the free act and deed of the within named Donna Grober.

Witness my hand and official seal at Nashville, Tennessee this 11th day of July, 2008.

NOTARY PUBLIC

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Westward Winds, as of record in Plat Book 3700, page 32, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Donna Grober, Married by Warranty Deed dated October 25, 2006 from Estelle S. Boles, unmarried and Amy S. Wood, formerly known as Amy S. Boles, married of record in Instrument No. 20061106-0137434, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2008 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Restrictive covenants contained in an instrument of record in Book 3944, page 377, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. All matters appearing on the Plan of record as Book 3700, page 32, Register's Office for Davidson County, Tennessee.