PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

BOX 50-B
~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

Christy Wilkins Ivey

Percy Wilkins, Jr. (of Counsel)

W & I Ref:(db) Title No: 49439
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 07/18/08 09:49 2 pg
Fees:13.00 Taxes:629.00

20080718-0073727

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
John Tinstman, Sr. John Tinstman, Jr. 2417 Bayview Drive Nashville, Tennessee 37217	Wells Fargo P.O. Box 6850 Sprwbfld, IL 4578

TAX MAP-PARCEL NUMBERS: 13609003300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$170,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John W. Idoux and and spouse, Teresa R. Idoux,** hereinafter called the **Grantors,** have bargained and sold, and by these presents do hereby transfer and convey unto **John Tinstman, Sr. and John Tinstman, Jr. as tenants-in-common,** hereinafter called the **Grantees,** Grantees' 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. 5 on the Plan of Section One, Bayview of record in Book 9700, Page 330, Register's Office for said County.

SAID Lot No. 5 fronts 70.00 feet on the westerly margin of Bayview Drive and extends back 150.63 feet on the northerly line and 156.44 feet on the southerly line to a dead line in the rear, measuring 70.24 feet thereon.

BEING the same property conveyed to John W. Idoux, married by Warranty Deed from The Jarrett Family Trust, dated October 4, 2001, Thomas Daniel Jarrett and Brenda R. Jarrett, Co-Trustees, a Tennessee Revocable Living Trust dated June 4, 2004 and recorded on June 16, 2004 of record in Document No. 20040616-0071106, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to: Taxes for 2008, and subsequent years; The Plan, with Owner's Certificate, of record in Book 9700, Page 330, said Register's Office, which Plan shows minimum building setback lines to be determined by Metro Zoning Ordinance and a 20 foot easement for drainage purposes along the rear line of said lot; Landscape Agreement of record in Book 10339, Page 298, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 10323, Page 55 as amended in Book 11271, Page 163, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 2417 Bayview Drive, Nashville, Tennessee 37217.

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 16th day of July, 2008.

John W. Idoux

Teresa R. Idoux

State of TENNESSEE
County of DAVIDSON

On this 16th day of July, 2008, before me the undersigned authority, personally appeared John W. Idoux and Teresa R. Idoux, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: My Commission Expires May 2, 2011

Notary

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 $170,000.00.

Affiant

Sworn and subscribed before me this the 16th day of July, 2008.

Notary Public

My Commission Expires: 1-9-12

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY