03

Buddy Tidle
48-A

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
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Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20090021942 DEEDWARR
Recvd: 04/02/09 14:19 2 pgs
Fees:13.00 Taxes:419.86
20090402-0029881

Christy Wilkins Ivey

Percy Wilkins, Jr. (of Counsel)

W & I Ref:(DM) Title No: 49799
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Kristin E. Parks 214 Old Hickory Blvd. #173 Nashville, Tennessee 37221	**REGIONS BANK DBA REGIONS MORTGAGE** **2050 PARKWAY OFFICE CIRCLE** **BIRMINGHAM, AL 35244**

TAX MAP-PARCEL NUMBERS: 142040A17300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$113,475.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Charles Gilbert, Jr. and Lisa M. King,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Kristin E. Parks** hereinafter called the **Grantee,** Grantee's 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 Unit No. 173 on the Plan of Belle Forest Condominium Apartments, of record in Book 5200, page 167, Register's Office for said County, to which Plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Belle Forest, a horizontal property regime established by Master Deed of record in Book 5438, page 699, rerecorded in Book 5438, page 742, amended in Book 6082, page 866, Book 9908, page 982 and Instrument No. 20020321-0034877, said Register's Office.

Being the same property conveyed to Charles Gilbert, Jr., and Lisa M. King, tenants in common by warranty deed from Darrell G. Pickett and Jessie R. Pickett, dated Sept. 2, 2008 and recorded on Sept. 3, 2008 of record in Doc. No. 20080903-0090259, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2009, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, Page 167, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. Easement Agreement between Belle Forest and American Building Company of record in Book 5074, page 945, said Register's Office. The provisions of the condominium Master Deed of record in Book 5438, page 699, By-Laws in Book 5438, page 742, amended in Book 6082 page 866, Doc. No. 20020321-0034877, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 214 Old Hickory Boulevard # 173, Nashville, Tennessee 37221

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 30th day of March, 2009.

Charles Gilbert, Jr.

Lisa M. King

State of TENNESSEE

County of DAVIDSON

On this 30th day of March, 2009 , before me the undersigned authority, personally appeared Charles Gilbert, Jr. and Lisa M. King , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commissior 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 $113,475.00

Affiant

Sworn and subscribed before me this the 30th day of March, 2009

Notary Public

My Commission Expires 2/11/13

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN