THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 28534-03-2009** **Record & Return To:** **Bankers Title & Escrow Corporation** **3310 West End Avenue, Ste. 410** **Nashville, TN37203**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $850,000.00. Affiant Subscribed and sworn to before me this 21st day of April, 2009. Notary Public

GEORGE E. MUTER, JR. STATE OF TENNESSEE My Commission Expires: NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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

WARRANTY DEED

My Commission Expires MAY 8, 2012

Address New Owner: David C. Simcox, Elizabeth Y. Simcox 434 Sunnyside Drive Nashville, TN 37205	**Send Tax Bills To:** Franklin American Mtg 501 Corporate Centre Dr Ste 400 Franklin, TN 37067	**Tax Information:** Map and Parcel No.: 11611003500

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, **Blair J. Wilson and wife, Linde B. Wilson,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David C. Simcox and wife, Elizabeth Y. Simcox** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 434 Sunnyside Drive, Nashville, TN 37205

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.

Linde B, Wilson joins in the execution of this instrument to convey any and all interest she may have in the subject property, including her marital right.

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 21st day of April, 2009.

Blair J. Wilson

Linde B. Wilson

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Blair J. Wilson and Linde B. Wilson,** 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, at office, this 21st day of April, 2009.

GEORGE E. MUTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires MAY 8, 2012

BILL GARRETT, Davidson County
Trans: T20090027472 DEEDWARR
Recvd: 04/27/09 14:37 2 pgs
Fees: 13.00 Taxes: 3145.00

20090427-0037838

EXHIBIT "A"

Land in the Seventh, formerly Eleventh, Civil District of Davidson County, Tennessee, being Lot No. 2 and the southerly 40 feet of Lot No. 3, Block "E", on the Map of the Malone Property called Honeywood Subdivision, not of record, described according to a survey made by W. B. Southgate Surveyor, dated July, 1931, as follows:

Beginning on the easterly margin of Sunnyside Drive at the northwest corner of the property conveyed to Ida H. Leftwich, by deed from Thomas H. Malone et al, of record in Book 752, page 248, Register's Office for said County; thence with said drive northwardly 140 feet; thence eastwardly 196 feet 7 inches, more or less, to the westerly line of Royal Oaks Subdivision, thence with said line southwardly 140 feet to the northeast corner of said Leftwich property; thence with the northerly line of same, westwardly 198 feet to the beginning.

Being the same property conveyed to Blair J. Wilson by Deed dated July 29, 1982 from William H. Wemyss, Jr. and wife, Betty D. Wemyss of record in Book 5919, page 543, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2009, a lien, but not yet due and payable.