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:T20090037984 DEEDWARR
Recvd: 06/08/09 12:18 2 pgs
Fees:13.00 Taxes:925.00
20090608-0052945

Christy Wilkins Ivey

Percy Wilkins, Jr. (of Counsel)

W & I Ref:(DM) Title No: 50046
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Michael G. Roskin Therese Roskin 4400 Belmont Park Terrace #252 Nashville, Tennessee 37215	SAME

TAX MAP-PARCEL NUMBERS: 131070B25200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$250,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Julius P. Maxwell and spouse, Ruth C. Maxwell**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael G. Roskin and spouse, Therese Roskin** 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 Building Site No. 252 on the Plan of Section Ten, Arden Place of record in Book 5210, page 218, Register's Office for said County to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Julius P. Maxwell and wife, Ruth C. Maxwell by General Warranty Deed from Sovran Bank/Central South, successor by merge to Commerce Union Bank, Trustee, under the Last Will and Testament of Evelyn M. Dinker and William S. Dinker, by his attorney-in-fact, Joe Dick, dated May 13, 1988 and recorded on May 16, 1988 of record in Book 7544, page 781, 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 2009, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5210, Page 218, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 4754, page 455, Book 4819, page 564, Book 4916, page 277, Book 5019, page 942, Book 5091, page 66, Book 5129, page 120, Book 5163, page 384, Book 5231, page 375, Book 5351, page 592, Book 5514, page 636, Doc. No. 20070816-0098235, 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: 4400 Belmont Park Terrace # 252, Nashville, Tennessee 37215

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 5th day of June, 2009.

Julius P. Maxwell

Ruth C. Maxwell

State of TENNESSEE
County of DAVIDSON

On this 5th day of June, 2009 , before me the undersigned authority, personally appeared Julius P. Maxwell and Ruth C. Maxwell , 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: STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY — 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 $250,000.00

Affiant

Sworn and subscribed before me this the 5th day of June, 2009

Notary Public

My Commission Expires: 3/20/2010

DEBORAH H. BERRIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.