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

BILL GARRETT, Davidson County
Trans:T20090041795 DEEDWARR
Recvd: 06/23/09 10:51 2 pgs
Fees:13.00 Taxes:814.00
20090623-0058287

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(GJ) Title No: 50025
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Crystal Whitney Russell McGehee 1143 Howard Avenue Nashville, Tennessee 37216	Flagstar Bank, FSB 5151 Corporate Drive Troy, MI 48098

TAX MAP-PARCEL NUMBERS: 07203011300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$220,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Naomi R. Higginbotham now known as Naomi R. Higginbotham Hylbert**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Crystal Whitney , a single woman and Russell McGehee** ~~, a married man~~ 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:**

XX unmarried

Land in Davidson County, Tennessee, being the easterly 50.00 feet of Lot No. 166 on the Plan of Inglewood Place of record in Book 332, page 101, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Said part of Lot No. 166 fronts 50.00 feet on the northerly side of Howard Avenue and runs back between parallel lines with the westerly margin of Katherine Street 205.0 feet to a dead line.

Being the same property conveyed to Naomi R. Higginbotham by Warranty Deed from Shanna Dickerson, unmarried dated March 30, 2005 and recoded on April 4, 2005 of record in Doc. No. 20050401-0035569, Register's Office for Davidson County, Tennessee. The said Naomi R. Higginbotham is now known as Naomi R. Higginbotham Hylbert.

Brian T. Hylbert spouse of Naomi R. Higginbotham Hylbert joins in this conveyance for the sole purpose of conveying any and all marital interest in subject property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2009, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Plat Book 332 Page 101, said Register's Office..

This is improved property, known as: 1143 Howard Avenue, Nashville, Tennessee 37216

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 22nd day of June, 2009.

Naomi R. Higginbotham

Brian T. Hylbert

State of TENNESSEE
County of DAVIDSON

On this 22nd day of June, 2009 , before me the undersigned authority, personally appeared Naomi R. Higginbotham and Brian T. Hylbert, 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.

CHRISTY M. 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 $220,000.00

Affiant

Sworn and subscribed before me this the 22nd day of June, 2009

Notary Public

My Commission Expires: 9.19.09

DAVID ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.