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:T20090041904 DEEDWARR
Recvd: 06/23/09 13:11 2 pgs
Fees:13.00 Taxes:1517.00
20090623-0058369

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(GJ) Title No: 50051
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Naomi R. Hylbert Brian T. Hylbert 1015 Glendale Lane Nashville, Tennessee 37204	SunTrust Mortgage, Inc. 401 Commerce Street, Suite 6100 Nashville, Tennessee 37219

TAX MAP-PARCEL NUMBERS: 13108010700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$410,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Arthur L. Wicks and spouse, Hannah R. Paramore**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Naomi R. Hylbert and spouse, Brian T. Hylbert** 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 Lot No. 2 on the Plan of Glendale park Subdivision, Resubdivide Lot 2 of record in Book 9700, page 94, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Arthur L. Wicks and wife, Hannah R. Paramore by Warranty Deed from Brian C. Simmons and wife, Amie L. Simmons dated June 20, 2003 and recorded on June 26, 2003 of record in Doc. No. 20030626-0088952, 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 9700, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 9700, Page 94, said Register's Office, which Plan shows a 30 foot minimum building setback line from Glendale lane and a 20 foot easement for sewer purposes along the rear portion of said lot; Easements for sanitary sewers and/or storm drainage to the metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4110, page 598 and Book 4158, page 953, said Register's Office...

This is improved property, known as: 1015 Glendale Lane, Nashville, Tennessee 37204

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.

Arthur L. Wicks

Hannah R. Paramore

State of TENNESSEE

County of DAVIDSON

On this 22nd day of June, 2009 , before me the undersigned authority, personally appeared Arthur L. Wicks Hannah R. Paramore , 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 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 $410,000.00

Affiant

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

Notary Public

My Commission Expires: 3/20/2010

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