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:T20090043748 DEEDWARR
Recvd: 06/30/09 14:12 2 pgs
Fees:13.00 Taxes:702.63
20090630-0060910

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref(GJ) Title No: 50044
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
JB Partners 4204 Belmont Blvd. Nashville, Tennessee 37204	Same

TAX MAP-PARCEL NUMBERS: 10510017200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$189,900.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Billie Wright Ferguson, Successor Trustee of the Marcom Living Trust dated October 5, 2000,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **JB Partners** 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 the northerly part of Lot No. 104 on the Map of Waverly Place, as of record in Book 57, page 95, said Register's Office.

Said part of Lot No. 104 fronts 65 feet on the easterly side of Beech Avenue and runs back 173-1/2 feet on the northerly line 184 feet, more or less, on the southerly line, to an alley in the rear on which it measures 65 feet.

Being the same property conveyed to The Marcom Family Trust by Special Warranty deed from Kenneth B. Marcom of record in Doc. No. 20020131-0013841, Register's Office for Davidson County, Tennessee.

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 57 Page 95, said Register's Office.

This is improved property, known as: 2008 Beech Avenue, 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 29th day of June, 2009.

Billie Wright Ferguson, Successor Trustee of the MarcomLiving Trust dated October 5, 2000

By: _____
Billie Wright Ferguson, Successor Trustee

State of TENNESSEE

County of DAVIDSON

Before me, the undersigned, personally appeared Billie Wright Ferguson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **Successor Trustee of the Marcom Living Trust dated October 5, 2000** authorrized to execute this instrument) of **Billie Wright Ferguson, Successor Trustee of the MarcomLiving Trust dated October 5, 2000**, the within named bargainor, a Trust, and the execution of the foregoing instrument as such Successor Trustee for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Nashville, Tennessee this the 29th day of June, 2009.

_____
Notary Public

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires May 2, 2011

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: $189,900.00

_____
Affiant

Sworn and subscribed before me this the 29th day of June, 2009.

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires May 2, 2011

My Commission Expires:

_____
Notary Public