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:T20090044288 DEEDWARR

Recvd: 07/01/09 14:55 2 pgs

Fees:13.00 Taxes:703.00

20090701-0061472

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref(GJ) Title No: 50093

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
G & M Properties, LLC 2012 21st Ave. South Nashville, TN 37212	New Owner

TAX MAP-PARCEL NUMBERS: 08309048200

WARRANTY DEED

(Corporate)

FOR AND IN CONSIDERATION of the sum of **$190,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Billie Wright Ferguson, Successor Trustee of the Marcom Living Trust dated October 5, 2000**, a corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **G & M Properties, LLC** 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 Resubdivision of Lots 11, 12, 13 and 14 East Edgefield Add., Priests Subdivision, of record in Book 5190, Page 380, Register's Office for said County. Said Lot No. 2, which is a corner lot, fronts 59.67 feet on the northerly margin of Holly Street and fronts 84.07 feet on the westerly margin of South Fourteenth Street, said frontages being joined by a curve having a length of 39.10 feet and extends back 84.07 feet on the northerly line and 108.90 feet on the westerly line to a point of intersection.

Being the same property conveyed to the Marcom Family Trust by Special Warranty deed from Kenneth B. Marcom, dated March 29, 2001 and recorded on January 31, 2002 of record in Doc. No. 20020131-0013843, 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; The Plan, with Owner's Certificate, of record in Plat Book 5190 Page 380, said Register's Office, which Plan shows a 5 foot easement for public utility purposes along the rear line.

This is improved property, known as: 1317 Holly Street, Nashville, Tennessee 37206

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 25th day of June, 2009.

Billie Wright Ferguson, Successor Trustee of the Marcom Living 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** (authorized to execute this instrument) of **Billie Wright Ferguson, Successor Trustee of the Marcom Living 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 Trust as Successor Trustee.

Witness my hand and official seal, at office in Nashville, Tennessee this the 25th day of June, 2009.

My Commission Expires: _____

CHRISTY M. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires May 2, 2011

_____
Notary Public

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: $190,000.00

_____
Affiant

Sworn and subscribed before me this the 25th day of June, 2009.

My Commission Expires: 7-24-10

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

_____
Notary Public

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

WIdoc: Deed Wty—12/92