PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
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BILL GARRETT, Davidson County
Trans:T20090044827 DEEDWARR
Recvd: 07/06/09 08:18 2 pgs
Fees:13.00 Taxes:758.13
20090706-0062168

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 50057
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Vincent S. Estes Shannon R. Estes 8325 Trading Post Court Nashville, Tennessee 37221	Churchill Mortgage Corp. M61 Old Hickory Blvd. Ste 401 Brentwood, TN 37027

TAX MAP-PARCEL NUMBERS: 126150A20800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$204,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jeannie A. Phelan , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Vincent S. Estes and spouse, Shannon R. Estes** 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. 192 on the Plan of Section Four, Boone Trace at Biltmore of record in Book 9700, page 933, Register's Office for said County.

Said Lot No. 192 fronts 54.15 feet on the broken northerly margin of Trading Post Court and extends back 160.0 feet on the westerly line and 140.65 feet on the easterly line to a dead line in the rear, measuring 80.77 feet thereon.

Being the same property conveyed to Jeannie A. Phelan by warranty deed from James R. Jones, unmarried dated May 31, 2005 and recorded on June 1, 2005 of record in Doc. No. 20050601-0061823, 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 9700, Page 933, said Register's Office, which Plan shows a 20 foot minimum building setback line from Trading Post Court together with a designated building site, and 15 foot easement N.E.S. and Cable Television purposes along the northerly front line of said lot. The Declaration of Covenants, Conditions and Restrictions of record in Book 7265, page 657, Doc. No. 20010717-0075902, 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: 8325 Trading Post Court, Nashville, Tennessee 37221

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 26th day of June, 2009.

Jeannie A. Phelan

State of TENNESSEE

County of DAVIDSON

On this 26th day of June, 2009 , before me the undersigned authority, personally appeared Jeannie A. Phelan , 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: CHRISTOPHER M. IVE 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 $204,900.00

Affiant

Sworn and subscribed before me this the 26th day of June, 2009

Notary Public

My Commission Expires: 8-3-10

AMY FREDRICKSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON