RETURN TO:
SECURITY TITLE & ESCROW CO., LLC
5228 NORTH MAIN ST. UNIT 6
SPRING HILL, TN 37174

THIS INSTRUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
2212 8th Ave South
Nashville, TN 37204
Telephone: 615-661-8099
File No. 09-2181

BILL GARRETT, Davidson County
Trans:T20090045947 DEEDWARR
Recvd: 07/08/09 15:16 2 pgs
Fees:13.00 Taxes:669.33
20090708-0063915

Property Address: 505 Champions Court, Nashville, TN 37211

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **James E. Gaylord and wife, Oksana Gaylord,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **Gayle M. Wakefield, as Sole Owner, her personal representatives and assigns** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County Tennessee being Lot no 81, on the plan of Bridle Downs Phase II as shown on Plat of record in Plat Book 7900, page 241, in the register's office for Davidson County Tennessee to which plan reference is hereby made.

Being the same property conveyed to James E. Gaylord by Warranty Deed from Relo Action, a California Corporation, of record in Instrument #20030722-0102580, dated June 13, 2003, and filed for record July 22, 2003, said registers office.
Map & Parcel 172080B08100CO (172-08-0B 081.00)
This improved property is also known as 505 Champions Court Nashville, TN 37221.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2009 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantor, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 26th day of June, 2009.

James E. Gaylord

Oksana Gaylord

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 26th day of June, 2009, before me the undersigned officer, personally appeared James E. Gaylord, and Oksana Gaylord known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

LAUREN W. DUKE
NOTARY PUBLIC
WILLIAMSON COUNTY

Laura W. Duke
Notary Public

My Commission expires: 3-27-11

Grantor's Name, Address, Phone:
James E. Gaylord

Grantee's Name, Address, Phone:
Gayle Wakefield
505 Champions Ct.
Nashville, TN 37211

SEND TAX STATEMENTS TO THE GRANTEE.

STATE OF TENNESSEE
COUNTY OF Maury

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $180,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant: _____

Subscribed and sworn to before me this 26 day of June, 2009.

Notary Public

My Commission expires: 09-22-2009

KRISTEN STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

Person or Agency responsible for taxes:
Gayle M. Wakefield
505 Champions Court
Nashville, TN 37211

F&M Bank
1639 Medical Center Pkwy #101
Murfreesboro, TN 37129