WARRANTY DEED

The actual consideration or value for this transfer is $ 96,000.00

AFFIANT

STATE OF TENNESSEE }
COUNTY OF Wilson }

SWORN TO AND SUBSCRIBED before me this 16 day of JULY, 2009.

NOTARY PUBLIC
My Commission Expires:

TABATHA E. EDWARDS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

MY COMMISSION EXPIRES: November 7, 2011

BILL GARRETT, Davidson County
Trans: T20090049526 DEEDWARR
Recvd: 07/22/09 13:45 2 pgs
Fees: 13.00 Taxes: 355.20

20090722-0068830

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 2217 Old Hickory Blvd, Old Hickory, TN 37138, 615-847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
BRIAN PUNTER, & LISA PUNTER 107 Scenic View Drive Old Hickory, Tennessee 37138	Guaranty Trust Co. 316 Robert Rose Dr Murfreesboro Tn 37129	044-05-0 / 021.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by BRIAN PUNTER and wife, LISA PUNTER, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **JOSEPH FRANK WILSON**, Un-married, the GRANTOR herein, have bargained and sold, and by these presents do transfer and convey unto:

BRIAN PUNTER and wife, **LISA PUNTER**, the GRANTEES herein, their heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being located in the 4th Civil District, (11th Councilmanic District) being Lot No. 77 on the Plan of Scenic View Subdivision, not of record, and described as follows:

BEGINNING at a point in the Northeasterly margin of Havron Ave., now Scenic View Drive, at the corner of Lots Nos. 77 and 78, thence with the line between said lots, Northeasterly 163 feet to a point; thence Northwesterly 91.8 feet to the corner of Lot No.76; thence with the line between said lots, Southwesterly 165.2 feet to the Northeasterly margin of Havron Ave; thence with the margin of same, Southeasterly 95.7 feet to the point of beginning.

Being all the same property conveyed to Joseph Frank Wilson and wife, Barbara J. Wilson, by warranty deed from Albert L. Lorance and wife, Virginia L. Lorance, dated November 5th 1993, and of record in Book 9146, page 702, Register's Office for Davidson County, Tennessee. The said Barbara J. Wilson having died on August 21, 1997, leaving Joseph Frank Wilson as the surviving tenant by the entirety.

The above description is the same as in the previous deed of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. I do covenant with the said GRANTEES that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. I do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons WHOMSOEVER.

The herein described property is subject to the following:
2009 Property taxes are to be prorated and assumed by the GRANTEES.

This is improved property known as: 107 Scenic View Drive Old Hickory, TN 37138.

Witness our hands this 16 day of JULY, 2009.

Joseph Frank Wilson
JOSEPH FRANK WILSON

STATE OF TENNESSEE }
COUNTY OF Davidson }

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named JOSEPH FRANK WILSON and Un-married the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Old Hickory, Tennessee this 16th day of JULY, 2009.

NOTARY PUBLIC

My Commission Expires: 3-10-2012

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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WARRANTY DEED

From: JOSEPH FRANK WILSON
Un-married

To: BRIAN PUNTER
and wife,
LISA PUNTER

Property:
107 Scenic View Drive
Old Hickory, TN. 37138

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
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