ADDRESS NEW OWNERS and
SEND TAX BILLS:
DAVID MARKWELL and wife
JENNIFER BRUSE-MARKWELL
105 Carriage Drive
Nashville, TN 37221

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
142 - 2 - 19

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, KENNETH D. WILSON and wife, SHARON WILSON, hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to DAVID MARKWELL and wife JENNIFER BRUSE-MARKWELL, hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

> LAND in Davidson County, Tennessee being Lot No. 33 on the Plan of Cross Timbers Subdivision, Section II, as of record in Book 3700, Page 92, Register's Office for Davidson County, Tennessee.
>
> SAID Lot No. 33 fronts 90 feet on the westerly side of Carriage Drive and extends back 147 feet on the northerly side and 138.2 feet on the southerly side to a line in the rear which measures 85.36 feet.
>
> BEING the same property conveyed to Kenneth D. Wilson and wife, Sharon Wilson, by deed of record in Instrument No. 20040830-0104686, Register's Office for Davidson County, Tennessee.
>
> Subject to all matters shown on the above referenced plat and to restrictions of record.
>
> This is improved property known as 105 Carriage Drive, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

GRANTORS covenant with GRANTEES that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

BILL GARRETT, Davidson County
Trans:T20090051557 DEEDWARR
Recvd: 07/30/09 13:52 2 pgs
Fees:13.00 Taxes:617.53
20090730-0071441

Executed on this 28 day of July, 2009.

Kenneth D Wilk
KENNETH D. WILSON

Sharon Wilson By Kenneth D Wilson
Attorney in fact
SHARON WILSON by Kenneth D. Wilson, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, KENNETH D. WILSON, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 28 day of July, 2009.

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

NOTARY PUBLIC

My Commission Expires: 8/24/09

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named KENNETH D. WILSON, as attorney-in-fact for SHARON WILSON, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the within instrument as the free act and deed of the said SHARON WILSON, the within named bargainor, for the purposes therein contained by virtue of a Durable Power of Attorney duly executed by the said SHARON WILSON, and appearing of record in Record Book *_____, Page _____, of the Register's Office of Sumner County, Tennessee.

*20090730-0071440

Witness my hand and official seal, this 28 day of July, 2009.

NOTARY PUBLIC

My Commission Expires: 8/24/09

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $166,900.00.

AFFIANT

Subscribed to and sworn before me, this the 28 day of July, 2009.

NOTARY PUBLIC

My Commission Expires: 11/22/10

Kate Rosenthal STATE OF TENNESSEE NOTARY PUBLIC Sumner County

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989