PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
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BILL GARRETT, Davidson County
Trans:T20090065930 DEEDWARR
Recvd: 09/28/09 14:28 2 pgs
Fees:13.00 Taxes:355.20
20090928-0089929

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 50182
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Kimberly M. Reid 5170 Hickory Hollow Pkwy #185 Antioch, Tennessee 37013	Guaranty Trust Company 316 Robert Rose Drive Murfreesboro, TN 37129

TAX MAP-PARCEL NUMBERS: 163050B13500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$96,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lorraine R. Brooks, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kimberly M. Reid** 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. 135 on the Plan of Mill Park, Phase III (formerly Hickory Hollow Townhomes) of record in Doc. No. 20021015-0126630, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Lorraine R. Brooks, an unmarried person, by Warranty Deed from Kimberly H. Hessel, an unmarried person, dated December 1, 2006 and recorded on December 6, 2006 of record in Doc. No. 20061206-0151025, 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; all matters shown on the Plan, with Owner's Certificate, of record in Document No. 20021015-0126630, said Register's Office, which Plan shows minimum setback lines and easements to which Plan reference is hereby made for a more complete description; Easement to Bell South Telecommunications of record in Book 11378, page 991, said Register's Office; Stormwater Detention Agreement of record in Book 10506, Page 278, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 10719, Page 425, amended in Book 11167, Page 757, Book 11167, Page 759, and parking rules in Document No. 20080304-0021743, 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: 5170 Hickory Hollow Parkway # 185, Antioch, Tennessee 37013.

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 September, 2009.

Lorraine R Brooks

Lorraine R. Brooks

State of TENNESSEE
County of DAVIDSON

On this 25th day of September, 2009 , before me the undersigned authority, personally appeared Lorraine R. Brooks, 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: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY **My Commissior 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 $96,000.00

Affiant

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

Notary Public

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY **My Commissior Expires May 2, 2011**