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PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
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BILL GARRETT, Davidson County
Trans:T20090080319 DEEDWARR
Recvd: 11/25/09 15:39 2 pgs
Fees:13.00 Taxes:828.80
20091125-0108720

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 50288
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Matthew D. Olson 751 Roycroft Place Nashville, Tennessee 37203	Pinnacle National Bank 211 Commerce Street Ste 300 Nashville, TN 37201

TAX MAP-PARCEL NUMBERS: 10510023400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$224,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Billie Wright Ferguson, as Successor Trustee, with full power, of The Marcom Living Trust, dated October 5, 2000**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Matthew D. Olson** 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. 22, on the Plan of C.S. Caldwell Roycroft Addition, of record in Book 332, Page 37, Register's Office for said County.

SAID Lot No. 22 fronts 50 feet on the southerly margin of Roycroft Place and extends back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Kenneth B. Marcom, by Warranty Deed from Mid-South Developers, Inc., a Tennessee corporation, dated March 7, 1960, and recorded on March 8, 1960, of record in Book 3031, Page 427, Register's Office for Davidson County, Tennessee. By Special Warranty Deed dated March 29, 2001, and recorded on January 31, 2002, of record in Document No. 20020131-0013837, said Register's Office, Kenneth B. Marcom conveyed subject property to The Marcom Family Trust.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2010, and subsequent years; All matters shown on the Plan of record in Book 332, Page 37, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 751 Roycroft Place, Nashville, Tennessee 37203.

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 23rd day of November, 2009.

The Marcom Living Trust, dated October 5, 2000
By: Billie Wright Ferguson, Successor Trustee

State of TENNESSEE
County of DAVIDSON

On this 23rd day of November, 2009, before me the undersigned authority, personally appeared Billy Wright Ferguson, Successor Trustee, of The Marcom Living Trust, dated October 5, 2000, to me known (or proved to me on the basis of satisfactory evidence) to be the person 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 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 $224,000.00.

Affiant

Sworn and subscribed before me this the 23rd day of November, 2009

My Commission Expires: 5/22/10

Notary Public

ANGELA HOUSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.