PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

104 Woodmont Blvd., Suite 100

Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20100005052 DEEDWARR
Recvd: 01/26/10 10:57 2 pgs
Fees:13.00 Taxes:562.03
20100126-0006589

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 50303
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
David Slate 4349 Chesney Glen Drive Hermitage, Tennessee 37076	NEW OWNER

TAX MAP-PARCEL NUMBERS: 087010A03800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$151,900.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Leslie Ann Nicholson Maddox, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David Slate** 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. 89 on the Plan of Section 1B, Chesney Glen of record in Book 9700, page 289, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Leslie Ann Nicholson, unmarried, by warranty deed from Debra Lynn Frazier, unmarried dated June 23, 2006 and recorded on July 31, 2006 of record in Doc. No. 20060731-0092842, Register's Office for Davidson County, Tennessee. The said Leslie Ann Nicholson is now known as Leslie Ann Nicholson Maddox.

Robert Maddox, spouse of Leslie Ann Nicholson Maddox joins in this conveyance solely to convey any and all marital interest he may have in subject property.

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

This conveyance is subject to: Taxes for 2010, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 9700, Page 289, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 10278, page 279, Book 10449, page 215, Book 10449, page 217, Book 10640, page 944, 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: 4349 Chesney Glen Drive, Hermitage, Tennessee 37076

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 29th day of December, 2009.

Leslie Ann Nicholson Maddox

Leslie Ann Nicholson Maddox

Robert Maddox

State of TENNESSEE

County of DAVIDSON

On this 29th day of December, 2009 , before me the undersigned authority, personally appeared Leslie Ann Nicholson Maddox and Robert Maddox, 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.

CHRISTY M. ING 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 $151,900.00

Affiant

Sworn and subscribed before me this the 29th day of December, 2009

Carol A. Clawson

Notary Public

My Commission Expires: 3-20-10

RETURN TO:
Homeland Title, LLC
1800 General George Patton Drive
Franklin, TN 37067