DONNA C. PIONK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: JANUARY 9, 2012

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|**$16,000**
|Patty Gilmore
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|18 DAY OF February, 2010.
|Donna C. Pionk
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 1-9-2012
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Wilkerson 8125 Whites Creek Pike Joelton, TN 37080	New Owner	Map 43.09 Parcel 36

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Willie E. Mooneyhan, married

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Jason Wilkerson, married

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

Being Lot No. 53 of Block "A" on the Map of Overlook Estates, of record in Book 843, Page 105, Register's Office for Davidson County, Tennessee.

Said Lot No. 53 fronts 50 feet on the southerly side of Wiley Street and runs back between parallel lines 135 feet to a dead line.

Being the same property conveyed to Bill Mooneyhan by deed from William A. Perry and wife, Janette L. Perry dated November 11, 1985 of record in Book 6739, Page 2, Register's Office for Davidson County, Tennessee. Property then conveyed to Clara N. Mooneyhan by Quitclaim Deed from Bill Mooneyhan dated March 7, 1986 of record in Book 6801, Page 155, Register's Office for said County. Property then conveyed to Shirley Chandler and Willie E. Mooneyhan by Administrator's Quit Claim deed dated April 23, 2009 of record in Instrument Number 20090428-0037982, Register's Office for said County. Property now vests in Willie E. Mooneyhan by Quitclaim Deed from Shirley Chandler dated April 23, 2009 of record in Instrument Number 20090501-0039984, Register's Office for said County.

This property is not nor has ever been the principal residence of the Grantor or Grantor's spouse herein.

This conveyance is made subject to the following:

1) 2010 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.
3) Property is subject to all matters affecting said premises as contained in Plat Book 843, Page 105, Register's Office for Davidson County, Tennessee.
4) Property is subject to any portion of the premises lying within the right-of-way of Wiley Street.

This is unimprovedproperty known as: **106 Wiley Street, Madison, TN 37115**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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; and we do covenant with the said GRANTEES that we are 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; and we do further covenant and bind ourselves, our 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness My hand(s) this 18th day of February, 2010.

Willie E. Mooneyhan

BILL GARRETT, Davidson County
Trans:T20100009919 DEEDWARR
Recvd: 02/19/10 08:59 2 pgs
Fees:13.00 Taxes:59.20
20100219-0012672

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Willie E. Mooneyhan, married with whom I am personally acquainted, (or who 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 18th day of February, 2010.

Susan Frensley Newton
NOTARY PUBLIC

My Commission Expires: 11-4-2013

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
NOVEMBER 4, 2013

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076