PREPARED BY (AND RETURN TO):

WILKINS & IVEY

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20100011505 DEEDWARR
Recvd: 02/26/10 11:15 2 pgs
Fees:13.00 Taxes:629.00
20100226-0014851

W & I Ref:(DM) Title No: 50339
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Nina Tackett 145 Morton Mill Circle Nashville, Tennessee 37221	SAME

TAX MAP-PARCEL NUMBERS: 141120D14500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$170,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John P. Hinson, Trustee of the John P. Hinson Revocable Trust dated January 23, 2004,,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Nina Tackett** 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 Unit No. 145 and driveway serving said unit on the Plan of Third Revision of Morton Mill Estates of record in Book 7900, page 561, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to John P. Hinson by warranty deed from Darrell Smith, dated Sept. 30, 2003 and recorded on Oct. 6, 2003 of record in Doc. No. 20031006-0147452, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated Jan. 23, 2004 recorded on Jan. 23, 2004, of record in Doc. No. 20040123-0009268, John P. Hinson conveyed subject property to John P. Hinson, Trustee of the John P. Hinson Revocable 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; The Plan, with Owner's Certificate, of record in Plat Book 7900, Page 561, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more The Declaration of Covenants, Conditions and Restrictions of record in Book 7546, page 145, Book 7936, page 704, Book 8079, page 804, By Laws in Book 7546, page 154, and Book 7936, page 709, 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: 145 Morton Mill Circle, Nashville, Tennessee 37221

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 February, 2010.

John P. Hinson Trustee

John P. Hinson, Trustee of the John P. Hinson Revocable Trust

State of TENNESSEE
County of DAVIDSON

On this 25th day of February, 2010 , before me the undersigned authority, personally appeared John P. Hinson, 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 A. VICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011

My Commission Expires: _____

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 $170,000.00

Affiant

Sworn and subscribed before me this the 25th day of February, 2010

Deborah H. Bernie
Notary Public

DEBORAH H. BERNIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires: 9-8-2013