BILL GARRETT, Davidson County
Trans:T20100012686 DEEDWARR
Recvd: 03/03/10 14:13 2 pgs
Fees:13.00 Taxes:3082.10
20100303-0016377

RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 29337
(Davidson County File Box 9-B)

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

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 50355
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
J. Westbrook 56 Annandale Drive Nashville, Tennessee 37215	SUNTRUST MORTGAGE, INC. 401 COMMERCE STREET, SUITE 6100 NASHVILLE, TN 37219 FTEC FILE # 29337

TAX MAP-PARCEL NUMBERS: 158040A04900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$833,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Daniel J. Selonke, unmarried and Lori Susan Selonke, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **J. Westbrook** 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. 34 on the Plan of Revised, Section Two Otter Wood of record in Book 6900, pages 598 through 602, Register's Office for said County, to which Plan reference is hereby made for a more complete description. Together with, as an appurtenances thereto, that certain easement for ingress and egress of record in Book 7667, page 281, said Register's Office.

Being the same property conveyed to Daniel J. Selonke and wife Lori Susan Selonke by Warranty Deed from Karn M. McDevitt and Robert A. McDevitt, Dated Feb. 25, 2002 and recorded on March 18, 2002 of record in Doc. No. 20020318-0033625, Register's Office for Davidson County, Tennessee. The said Daniel J. Selonke and Lori Susan Selonke have since divorced.

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

This conveyance is subject to: Taxes for 2009, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6900, Pages 598 through 602, said Register's Office, which Plan shows a minimum building setback line and easement for public utility and drainage purposes along the rear and front lines of said lot. The Declaration of Covenants, Conditions and Restrictions of record in Book 7260, page 483, amended in Book 8762, page 199, 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: 56 Annandale Drive, Nashville, Tennessee 37215

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 18th day of February, 2010.

2/18/10

Daniel J. Selonke

Lori Susan Selonke

State of TENNESSEE
County of DAVIDSON

On this 18th day of February, 2010 , before me the undersigned authority, personally appeared Daniel J. Selonke and Lori Susan Selonke, 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 V. IVEY
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 $833,000.00

KELLY E. BACON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

Affiant

Sworn and subscribed before me this the 18th day of February, 2010

Notary Public

My Commission Expires: _____