Name and Address of New Owner:	Send Tax Bills To:	Prepared by:
Alice C. Franklin 519 Wedgewood Ave Nashville TN 37203	Same	Southeast Title 907 Rivergate Parkway S-B-1 Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $155,000.00

Map & Parcel No.
105-110-292

Affiant

Subscribed and sworn to before me on 03/15/10

Notary Public

My Commission Expires: 5/03/11

DOLORES E. MCBROOM NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 05/23/2011

BILL GARRETT, Davidson County
Trans:T20100017184 DEEDWARR
Recvd: 03/24/10 11:14 2 pgs
Fees:13.00 Taxes:573.50
20100324-0022004

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, **Willis B. Perkins and wife, Julia S. Perkins**, (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto **Alice C. Franklin, an unmarried** woman (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

Property commonly known as: 519 Wedgewood Ave Nashville, TN 37203
County of Davidson

A certain tract or parcel of land Davidson County, State of Tennessee, described as follows: to-wit:

Being Lot No. 10 on the Plan of George I. Waddey Subdivision of the south part of Horton Lot Nos. 4, 5, and 6, as of record in Book 547, page 8, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 50 feet on the south side of Wedgewood Avenue and runs back between parallel lines 166.5 feet a dead line.

Being the same property conveyed to Willis B. Perkins and wife, Julia S. Perkins by deed John R. Hill, dated 06/30/06 and filed of record in Instrument No. 200607050080369, said Register's Office.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 519 Wedgewood Ave, Nashville, TN 37203.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his/her/their heirs and assigns forever. Grantor covenants that he/she/they is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

GRANTOR further covenants and binds herself/himself/themselves and his/her/their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, his/her/their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on 03/15/10.

Willis B. Perkins

Willis B. Perkins

Julia S. Perkins

Julia S. Perkins

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, Willis B. Perkins and wife, Julia S. Perkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood Tennessee, this the 15th day of March, 2010.

DOLORES E. MCBROOM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05/23/2011

Notary Public

My Commission Expires: 5/23/11