03

Realty Title

WARRANTY DEED

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $350,000.00

Rachelle Caudill
Affiant

Subscribed and Sworn to before me, this 1st day of April, 2010.

Diane K. Mann
Notary Public

My commission expires:
2/11/13

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

BILL GARRETT, Davidson County
Trans:T20100020250 DEEDWARR
Recvd: 04/07/10 08:29 2 pgs
Fees:13.00 Taxes:1295.00
20100407-0025922

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 205 Powell Place, Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
Jennifer Villarreal Kevin Whichello 1117 Graybar Lane Nashville, TN 37204	MAGNA BANK P.O. BOX 17257 MEMPHIS, TN 38187-0257	11716014500

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Oscar Atkinson and wife Jocelyn Atkinson,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Jennifer Villarreal and husband, Kevin Whichello**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Nos. 36 and 37 on the Map of the Draughon Tract of record in Plat Book 974, page 39, Register's Office for Davidson County, Tennessee, and part of Lot No. 54 on the Map of Section 1 Oriental Golf Club Subdivision of record in Plat Book 1424, page 10, as revised in Book 4470, page 48, said Register's Office.

Said Lot Nos. 36 and 37 front together 60 feet on the southerly side of Graybar Lane and together with said part of Lot No. 54 runs back between parallel lines 214.7 feet to the northerly line of Lot No. 53 on said Oriental Golf Club Subdivision.

Being the same property conveyed to Oscar Atkinson and wife, Jocelyn Atkinson by deed from James Lee Duke and Flodine Lewis Duke, as Trustees of the James and Flodine Duke Trust of record in Instrument No. 20060713-0084545, Register's Office for Davidson County, Tennessee.

Taxes for the year 2010 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 974, Page 39 (Lots 36 & 37) and Book 1424, page 10 and Book 4470, page 48 (part of Lot 54), said Register's Office.

Subject to restrictions of record in Book 1079, Page 223 (Lot 36 & 37) and Book 1113, page 646 and Book 1468, page 337 (part of Lot 54), said Register's Office.

This is (x) improved ( ) unimproved property known as 1117 Graybar Lane, Nashville, TN 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 our hands this 1st day of April, 2010.

Oscar Atkinson by Samuel F. Anderson atty in fact

Oscar Atkinson
By Samuel F. Anderson
By Power of Attorney of record in Instrument No. 20100407-0025921
Register's Office for Davidson County, Tennessee

Jocelyn Atkinson by Samuel F. Anderson atty in fact

Jocelyn Atkinson
By Samuel F. Anderson

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

On April 1, 2010, before me personally appeared Samuel F. Anderson to me known to be the person who executed the foregoing instrument in behalf of Oscar Atkinson and Jocelyn Atkinson and acknowledged that he executed same as the free act and deed of said Oscar Atkinson and Jocelyn Atkinson for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of April, 2010.

My Commission Expires:
3-4-13

PHYLLIS KEEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC