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

BILL GARRETT, Davidson County
Trans:T20100020650 DEEDWARR
Recvd: 04/08/10 09:15 2 pgs
Fees:13.00 Taxes:517.63
20100408-0026461

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref(DM) Title No: 50374
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Erin Leigh Wilkinson 3000 Hillsboro Pike #101 Nashville, Tennessee 37215	Franklin American Mortgage Company 501 Corporate Centre Drive, Suite 400 Franklin, TN 37067

TAX MAP-PARCEL NUMBERS: 117030A10100CO

WARRANTY DEED

(Corporate)

FOR AND IN CONSIDERATION of the sum of **$139,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Pat Carter Productions, Inc.**, a corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Erin Leigh Wilkinson , unmarried** 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:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. A-101 of Versailles Apartments, Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5050, page 80 as amended by Surveyor's Certificate of Correction of record in Book 5171, page 153, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Pat Carter Productions, Inc. by warranty deed from Jennifer Irion, unmarried dated Jan. 16, 1996 and recorded on Jan. 17, 1996 of record in Book 9920, page 526, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2010, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5050, Page 80, as amended by Surveyor's Certificate of Correction of record in Book 5171, page 153, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 5168, page 944, amended in Book 5589, page 367, Book 5659 page 641, recorded in Book 5667 page 375, Book 7770 page 955, Book 8434 page 719, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 3000 Hillsboro Road, Unit 101, 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 31st day of March, 2010.

Pat Carter Productions, Inc.

By: Patty Haley Carter Patty Haley Carter, Sec
Title: Secretary

State of TENNESSEE
County of DAVIDSON

Before me, the undersigned, personally appeared **Patty Haley Carter** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as Secretary (or other officer authorized to execute this instrument) of **Pat Carter Productions, Inc.**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Davidson Tennessee this the 31st day of March, 2010.

My Commission Expires: CHRISTY M. IVEY STATE OF ~~TENNESSEE~~ NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011

Notary Public

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: $139,900.00

Affiant

Sworn and subscribed before me this the 31st day of March, 2010.

My Commission Expires: 3-4-13 PHYLLIS KEENAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

Wldoc: Deed Wty—12/92