RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 26423
(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

BILL GARRETT, Davidson County
Trans:T20100021538 DEEDWARR
Recvd: 04/12/10 12:58 2 pgs
Fees:13.00 Taxes:1047.10
20100412-0027483

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 50400
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
MEREDITH T. MARCHENA PAUL A. MARCHENA 717 Kendall Drive Nashville, Tennessee 37209	FRANKLIN AMERICAN MORTGAGE COMPANY 501 CORPORATE CENTRE DRIVE SUITE 400 FRANKLIN, TN 37067

TAX MAP-PARCEL NUMBERS: 103-10-300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$283;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 **Nicky D. Wells and spouse, Allison B. Wells**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto MEREDITH T. MARCHENA, MARRIED, AND PAUL A. MARCHENA, HER HUSBAND 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. 18 on the Plan of Brookside Courts Addition No. 3 of record in Book 1835, page 107, Register's Office for said County, to which Plan reference is hereby made for a complete description. Together with and subject to an easement for driveway purposes granted in Book 5159, page 869, said Register's Office.

Being the same property conveyed to Nicky D. Wells and spouse, Allison B. Wells, by deed from Gregory P. Arnold and spouse, Risa J. Arnold, dated June 21, 2004 and recorded on June 23, 2004 of record in Doc. No. 20040623-0074203, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2010, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1835 Page 107, said Register's Office, which Plan shows a 30 foot minimum building setback line from Kendall Drive and a 20 foot easement for public utility and drainage purposes along the rear line of said lot, together with a utility line lying therein. And easement for driveway purposes granted in Book 5159, page 869, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 717 Kendall Drive, Nashville, Tennessee 37209

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 6th day of April, 2010.

Nicky D. Wells

Allison B. Wells

State of TENNESSEE
County of DAVIDSON

On this 6th day of April, 2010 , before me the undersigned authority, personally appeared Nicky D. Wells and Allison B. Wells , 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.

My Commission Expires: My Commission Expires May 2, 2011

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 $283,000.00

Affiant

Sworn and subscribed before me this the 6th day of April, 2010

Notary Public

My Commission Expires: _____

CHRISTINA M. READ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010