PREPARED BY (AND RETURN TO):

AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

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:T20100021831 DEEDWARR
Recvd: 04/13/10 11:01 2 pgs
Fees:13.00 Taxes:684.50
20100413-0027828

Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 50417
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Donald W. Noes, II 754 Roycroft Place Nashville, Tennessee 37203	BAC Home Loans Servicing P.O. Box 650070 Dallas, TX 75265-0070

TAX MAP-PARCEL NUMBERS: 10510021100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$185,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Billie Wright Ferguson, As Successor Trustee, with Full Power, of the Marcom Living Trust Dated October 5. 2000**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Donald W. Noes, II, 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:**

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of C.S. Caldwell's Roycroft Addition of record in Book 332, page 37, Register's Office for said County.

Said Lot No. 33 fronts 50 feet on the northerly margin of Roycroft Avenue and extends back between parallel lines 170 feet to an alley.

Being the same property conveyed to Kenneth B. Marcom by warranty deed from Finnis O. Parrish, dated May 22, 1969 and recorded on June 2, 1969 of record in Book 4338, page 338, Register's Office for Davidson County, Tennessee. By Special Warranty Deed dated March 29, 2001, recorded on Jan. 31, 2002, of record in Doc. No. 20020131-0013839, said Register's Office, Kenneth B. Marcom conveyed subject property to the Marcom Family Trust.

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; All Matters shown on the Plan, with Owner's Certificate, of record in Plat Book 332 Page 37, said Register's Office.

This is improved property, known as: 754 Roycroft Place, Nashville, Tennessee 37203

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.

Billie Wright Ferguson, As Successor Trustee, with Full Power, of the Marcom Living Trust Dated October 5, 2000

State of Tennessee

County of Davidson

On this April 9, 2010, before me the undersigned authority, personally appeared Billie Wright Ferguson, As Successor Trustee, with Full Power, of the Marcom Living Trust Dated October 5, 2000, 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 :: IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: My Commission Expires May 2, 2011

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 $185,000.00

Affiant

Sworn and subscribed before me this the 9th day of April, 2010

Notary Public

My Commission Expires:

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 5, 2011