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:T20100022445 DEEDWARR
Recvd: 04/15/10 12:41 2 pgs
Fees:13.00 Taxes:2113.63
20100415-0028495

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 50427
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Charles W. Dunn 136 Postwood Place Nashville, Tennessee 37205	SAME

TAX MAP-PARCEL NUMBERS: 130-15-A-36

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$571,250.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Virginia R. Wilkins, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Charles W. Dunn** 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. 36 on the Plan of Revised Postwood of record in Book 5200, page 104 and amended in Book 5803, page 819, Register's Office for said County, to which Plan reference is hereby made for a complete description.

Being the same property conveyed to Percy Wilkins, Jr., and wife, Virginia R. Wilkins by deed from THW Corporation, dated May 29, 1981 and recorded on June 1, 1981 of record in Book 5751, page 507, Register's Office for Davidson County, Tennessee. The said Percy Wilkins, Jr., has since conveyed all of his interest in subject property to Virginia R. Wilkins, by Quitclaim Deed of record in Book 7924, page 262, said Register's Office.

Percy Wilkins, Jr., spouse of Virginia R. Wilkins, joins in this conveyance solely to convey any and all marital interest he may have in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2010, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, Page 104 and amended in Book 5803, page 819, said Register's Office, which Plan shows a minimum building setback line and easement for public utility and drainage purposes to which Plan and Amendment Reference is made for a complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 5116, page 225, amended in Book 5635, page 106, Book 5794, page 68, Book 5910, page 322, Book 8240, page 746, Doc. No. 20000915-0091860, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 136 Postwood Place, Nashville, Tennessee 37205

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 14th day of April, 2010.

Virginia R. Wilkins

Percy Wilkins, Jr.

State of TENNESSEE
County of DAVIDSON

On this 14th day of April, 2010 , before me the undersigned authority, personally appeared Virginia R. Wilkins and Percy Wilkins, Jr., 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: 9/8/2013

Notary

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 $571,250.00

Affiant

Sworn and subscribed before me this the 14th day of April, 2010

My Commission Expires: 9/8/2013

Notary Public

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.