THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
2212 8th Ave South
Nashville, TN 37204
Telephone: 615-661-8099
File No. 10-2542

BILL GARRETT, Davidson County
Trans:T20100022608 DEEDWARR
Recvd: 04/16/10 10:36 2 pgs
Fees:13.00 Taxes:488.40
20100416-0028743

Property Address: 2802 Creekbend Drive, Nashville, TN 37207

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Bonita Blue, married**, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **Monica C. Adams,** unmarried, hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 59 on the Plan of Phase 3, Brookview Subdivision, of record in Instrument Number 20050928-0116190, said Register's Office for said county, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Bonita Blue, unmarried by Deed from Centex Homes, a Nevada General Partnership, dated March 21, 2006, of record in Instrument Number 20060403-0037628, said Register's Office for Davidson County, Tennessee.

Chiffonda Washington, spouse of Bonita Blue, has never claimed said property as a personal residence and hereby waives all marital rights to the sale of the property.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2010 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantor, or [X] is part of the homestead of Grantor.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $132,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor's hand this 31st day of March, 2010.

X _____ {Seal}
Bonita Blue

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

On this the 31st day of March, 2010, before me the undersigned officer, personally appeared Bonita Blue, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

_____
Notary Public

My Commission expires: 1-23-2011

SPENCER R. TALBOT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transaction is $132,000.00.

_____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st DAY OF MARCH, 2010..

_____
Notary Public

MY COMMISSION EXPIRES: 1-26-2014

(AFFIX SEAL)

TINA D. BROWN
NOTARY PUBLIC AT LARGE
WILSON COUNTY TENNESSEE

SEND TAX STATEMENTS TO:
Map/ Parcel: 59-4-A-58.00 CO

Wilson Bank & Trust

1436 W. Main Street

Lebanon, TN 37087

ADDRESS OF NEW OWNER

Monica C. Adams
2802 Creekbend Drive
Nashville, TN 37207