BILL GARRETT, Davidson County
Trans: T20100023304 DEEDWARR
Recvd: 04/20/10 10:40 2 pgs
Fees: 13.00 Taxes: 814.00
20100420-0029673

This instrument prepared by:
Martha Brooke Perry, Atty.
BALTHROP, PERRY & NOE
An Association of Attorneys
102 Frey St., P. O. Box 82
Ashland City, TN 37015

Jose D. Salinas and wife,
Dora L. Salinas

TO: Lucy A. Watson and
Lauren M. Atkinson
4113 Westlawn Drive
Nashville, TN 37209

MAP& PARCEL:
103-08-0-155

SEND TAX BILLS TO: SAME

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, we, Jose D. Salinas and wife, Dora L. Salinas, Grantors herein; have bargained and sold and by these presents do convey unto Lucy A. Watson, unmarried, and Lauren M. Atkinson, unmarried, as tenants in common with right of survivorship, Grantees herein, their heirs and assigns, the following described property:

> LAND in Davidson County, Tennessee, being the westerly 50 feet of the easterly 101 feet of Lot No. 335 on the Map of Richland Realty Co.'s West Lawn Subdivision, of record in Plat Book 421, page 32, Register's Office for said County.
>
> Said part of Lot No. 335 fronts 50 feet on the southerly margin of Westlawn Drive and extends back 395 feet more or less on the easterly line and 411.1 feet more or less, on the westerly line to the northerly margin of the Louisville and Nashville Railroad, measuring 55 feet more or less, thereon.
>
> AND BEING the same property conveyed to Jose D. Salinas and wife, Dora S. Salinas by Deed recorded September 16, 1986 of record at Book 6979 page 918, Register's Office of Davidson County, Tennessee. Dora S. Salinas and Dora L. Salinas are one and the same person.
>
> This conveyance is subject to the lien of 2010 Davidson County land taxes which have been prorated and payment of which is assumed by grantees herein.
>
> The hereinabove described property is not the residence of any of the Grantors maintaining residences elsewhere.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantees, their heirs and assigns forever. We do covenant with Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right

to convey it, and that it is unencumbered except as shown of record. We do further covenant and bind ourselves and our heirs and representatives to warrant and forever defend the title unto said real property unto the Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, I have hereunto set our hands, this the 16th day of April, 2010.

José D. Salinas
JOSE D. SALINAS

Dora L. Salinas
DORA L. SALINAS

STATE OF TENNESSEE
COUNTY OF Cheatham

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, JOSE D. SALINAS and wife, DORA L. SALINAS, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 16th day of April, 2010.

Martha Brooke Perry
NOTARY PUBLIC

MARTHA BROOKE PERRY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

My commission expires: 7/15/13

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $220,000.00.

Lauren M. Atkinson
Grantee

SWORN to and subscribed before me

this the 19th day of April, 2010.

NOTARY PUBLIC

My commission expires: 5/6/2013

TABITHA N. CALHOUN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 6, 2013

After Recording
Return To:
Advantage Title & Escrow
2000 Mallory Lane
Suite 130, Box 523
Franklin, TN 37067

#4500