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:T20100024655 DEEDWARR
Recvd: 04/26/10 13:11 2 pgs
Fees:13.00 Taxes:2886.00
20100426-0031322

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 50406
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Ingrid B. Wuerth Julian M. Wuerth 2509 Oakland Ave Nashville, Tennessee 37212	Franklin Synergy Bank 3301 Aspen Grove Suite 200 Franklin, Tennessee 37067

TAX MAP-PARCEL NUMBERS: 117-4-15

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$780,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Barbara B. Christian , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ingrid B. Wuerth and spouse Julian M. Wuerth** 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. 197 on the Plan of the Resubdivision of Lots 197 and 198, Belmont Heights of record in Book 6200, page 498, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Barbara B. Christian, married by warranty deed from Aleta Arthur Trauger, married dated July 15, 1993 and recorded on July 19, 1993 of record in Book 9017, page 120, Register's Office for Davidson County, Tennessee.

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 Plat Book 6200 Page 498, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description.

This is improved property, known as: 2509 Oakland Avenue, Nashville, Tennessee 37212

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 21st day of April, 2010.

Barbara B. Christian

State of TENNESSEE
County of DAVIDSON

On this 21st day of April, 2010 , before me the undersigned authority, personally appeared Barbara B. Christian, 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

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 $780,000.00

Affiant

Sworn and subscribed before me this the 21st day of April, 2010

My Commission Expires

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011

Notary Public