THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 29449-03-2010** **Record & Return To:** **First Title and Escrow Company, Inc.** **2000 Richard Jones Road, Suite 110** **Nashville, TN 37215** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $165,500.00. Affiant Subscribed and sworn to before me this 26th day of April, 2010. Notary Public My Commission Expires: CHRISTINA M. READ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 22, 2010

WARRANTY DEED

Address New Owner: Veronica A. Wyatt 684 Brewer Drive Nashville, TN 37211	**Send Tax Bills To:** Regions Bank d/b/a Regions Mortgage P.O. Box 1565 Cordova, TN 38088-1565	**Tax Information:** Map and Parcel No.: 14714013400

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 of which is hereby acknowledged, **Mary Elizabeth Uhles and husband, Michael Keith Uhles**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Veronica A. Wyatt, an unmarried woman** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 684 Brewer Drive, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 26th day of April, 2010.

Mary Elizabeth Uhles

Michael Keith Uhles

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Mary Elizabeth Uhles and Michael Keith Uhles**, 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 26th day of April, 2010.

Notary Public

My Commission Expires:

NICOLE A. S. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011

BILL GARRETT, Davidson County
Trans:T20100025062 DEEDWARR
Recvd: 04/27/10 13:54 2 pgs
Fees:13.00 Taxes:612.35
20100427-0031892

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 404 on the Plan of Candlestick Farm, Section Four, as of record in plat Book 3600, page 71, amended in Book 3822, page 71, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Mary Elizabeth Uhles and husband, Michael Keith Uhles by deed dated April 29, 2003 from Brenda L. Cook, unmarried, of record in Instrument No. 20030506-0060098, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2010 County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Restrictive covenants contained in an instrument of record in Book 3811, page 978, amended in Book 3822, page 75, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. All matters appearing on the Plan of record as Book 3600, page 71, amended in Book 3822, page 71, Register's Office for Davidson County, Tennessee.