STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF May, 2010.

Notary Public
MY COMMISSION EXPIRES: 8/20/2013
File No. G10-0578D

DEAN GERMAIN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-20-2013

BILL GARRETT, Davidson County
Trans:T20100033710 DEEDWARR
Recvd: 06/03/10 12:45 2 pgs
Fees:13.00 Taxes:407.00
20100603-0043002

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jennifer I. Randolph, an unmarried woman (NAME)	New Owner (NAME)	05103015700
408 Barbara Drive (STREET ADDRESS)	Same (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Same (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Marguerite Wolfe, Samuel M. Wolfe, III and Alva N. Wolfe, Heirs at Law of Brooksie K. Wolfe**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jennifer I. Randolph, an unmarried woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 57 on the plan of STRATTON HEIGHTS, as shown by plat of record in Plat Book 1835, Page 13, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 57 fronts 151.30 feet on the northerly side of Barbara Drive and runs back 160 feet on the easterly line and 142.9 feet on the westerly line, to a dead line, measuring 81.3 feet thereon.

BEING the same property conveyed to S.M. Wolfe and Brooksie K. Wolfe, husband and wife from Horatio S. Yates, Jr. and wife, Anne Laura Yates, by Installment Deed dated October 14, 1955, in Book 2454, Page 454, in the Register's Office for Davidson County, Tennessee.
S.M. Wolfe has since died, July 14, 1984, vesting sole ownership in Brooksie K. Wolfe as surviving tenant by the entirety. Brooksie K. Wolfe having since died intestate November 11, 2009. At the time of her death, her heirs at law were as follows: Alva N. Wolfe, Marguerite Wolfe, Samuel M. Wolfe, III. See Affidavit of Heirship of record in Instrument No. 20100603-0043001, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2009 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Marguerite Wolf is signed by her duly appointed Attorney-in-fact Alva N. Wolfe, pursuant to the Power of Attorney recorded in Instrument # 20100603-0042999, said Register's Office.

The signature of Samuel M. Wolfe, III is signed by his duly appointed Attorney-in-fact Alva N. Wolfe, pursuant to the Power of Attorney recorded in Instrument # 20100603-0043000, said Register's Office.

This is improved property, known as 408 Barbara Drive, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 7th day of May, 2010.

Marguerite Wolfe
MARGUERITE WOLFE

By: Alva N. Wolfe, AIF
Alva N. Wolfe, Attorney-in-Fact

May 07, 2010
Date

Samuel M. Wolfe, III
SAMUEL M. WOLFE, III

By: Alva N. Wolfe, AIF
Alva N. Wolfe, Attorney-in-Fact

May 07, 2010
Date

Alva N. Wolfe
Alva N. Wolfe

May 07, 2010
Date

STATE OF Tennessee

COUNTY OF Davidson }

SUMNER COUNTY TENNESSEE NOTARY PUBLIC STATE OF TENNESSEE TRUDY MILLIKEN

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Alva N. Wolfe, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 7th day of May, 2010.

My Commission Expires: 10/05/2013

Notary Public

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Alva N. Wolfe, Attorney-in-Fact for Marguerite Wolfe and Samuel M. Wolfe, III, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

SUMNER COUNTY TENNESSEE NOTARY PUBLIC STATE OF TENNESSEE TRUDY MILLIKEN

Witness my hand, at office, this 7th day of May, 2010.

My Commission Expires: 10/05/2013

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066