PREPARED BY (AND RETURN TO):

WILKINS & IVEY

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 50503
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Ibaeria R. Sosa Daniel N. Cohen 6604 Fleetwood Drive Nashville, Tennessee 37209	SAME

TAX MAP-PARCEL NUMBERS: 10212000700

Davidson County DEEDWARR
Recvd: 06/08/10 15:51 2 pgs
Fees:13.00 Taxes:944.24
20100608-0044552

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$255,200.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Thomas Ian Saylor and wife, Megan Michelle Saylor**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Iberia R. Sosa and husband, Daniel N. Cohen** 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. 66, on the Plan of Horton Heights, Section X, of record in Book 2133, Page 32, Register's Office for said County.

SAID Lot No. 66 fronts 170.00 feet on the westerly margin of Fleetwood Drive and extends back 180.9 feet on the northerly line and 300.0 feet on the southerly line to a dead line in the rear, measuring 209.2 feet thereon.

BEING the same property conveyed to Thomas Ian Saylor and wife, Megan Michelle Saylor by Warranty Deed from Stuart W. Tweeton and wife, Lauren H. Tweeton, dated November 22, 2002 and recorded on November 25, 2002, of record in Document No. 20021125-0146193 as rerecorded in Document No. 20030127-0010934 and re-recorded in Document No. 20030520-0068733, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2010, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2133, Page 32, said Register's Office, which Plan shows a 75 foot minimum building setback line from Fleetwood Drive and a 10 foot easement for public utility purposes along the rear line of said lot.

This is improved property, known as: 6604 Fleetwood Drive, Nashville, Tennessee 37209

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 8th day of June, 2010.

Thomas Ian Saylor

Megan Michelle Saylor

State of TENNESSEE

County of DAVIDSON

On this 8th day of June, 2010 , before me the undersigned authority, personally appeared Thomas Ian Saylor and Megan Michelle Saylor , 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 $255,200.00

Affiant

Sworn and subscribed before me this the 8th day of June, 2010

My Commission Expires: AMY D. NIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 3, 2012

Notary Public

CERTIFICATE OF AUTHENTICITY

I, Amy Nix Hankins, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Amy Nix Hankins

State of Tennessee
County of Davidson

Personally appeared before me, Casey Fisher, a notary public for this county and state, Amy Nix Hankins, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CASEY FISHER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 7, 2011

Notary Public
Commission Expires: