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:T20100038631 DEEDWARR
Recvd: 06/24/10 15:12 2 pgs
Fees:13.00 Taxes:795.50
20100624-0049515

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 50496
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
James Brown Patricia Brown 7200 Mark Drive Nashville, Tennessee 37221	SAME

TAX MAP-PARCEL NUMBERS: 14211008500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$215,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Charles W. Johnston and spouse, Sharon Lee Coogle**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James Brown and spouse, Patricia Brown** 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. 25 on the Plan of Section Two, Valley West of record in Book 3600, page 86, Register's Office for said County.

Said Lot No. 25, which is a corner lot, fronts 182.0 feet on the westerly margin of Mark Drive and fronts 75.0 feet on the southerly margin of Colice Jeanne Road, said frontages being joined by a curve having a length of 39.27 feet, and extends back 213.21 on the westerly line and 102.58 feet on the southerly line to a point of intersection.

Being the same property conveyed to Charles W. Johnston and wife, Sharon Lee Coogle by Warranty Deed from Leslie B. Evans and wife, Charlotte B. Evans, dated March 14, 2006 and recorded on March 17, 2006, of record in Doc. No. 20060317-0031232 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 3600 Page 86, said Register's Office, which Plan shows a 30 foot minimum building setback line from Colice Jeanne Road and a 2.5 x 20 foot utility anchor easement located on the southeasterly front corner of said lot.

This is improved property, known as: 7200 Mark Drive, Nashville, Tennessee 37221

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 7th day of June, 2010.

Charles W. Johnston

Sharon Lee Coogle

State of TENNESSEE
County of DAVIDSON

On this 7th day of June, 2010 , before me the undersigned authority, personally appeared Charles W. Johnston Sharon Lee Coogle , 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.

CHRISTY W. IVY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 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 $215,000.00

Affiant

Sworn and subscribed before me this the 7th day of June, 2010

TREY CAIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON CO.

Notary Public

My Commission Expires: 6/9/2013

Return To:
Tennessee Title
1000 Corporate Centre Drive, Suite 125
Franklin, TN 37067