WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/06/10 11:08 2 pgs
Fees:13.00 Taxes:440.30
20100706-0052663

HALE E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$119,000.00.**

Affiant

Subscribed and sworn to before me this 22nd day of June, 2010.

Notary Public
My Commission expires: 8/23/11
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Windward Properties, Inc.	SAME	148-05-0-154.00
3208 Windward Lane		
Franklin, TN 37064		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Wayne E. Parkhurst, Executor of the Estate of Fred E. Parkhurst**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Windward Properties, Inc.**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 59 on the plan of Haywood Acres, Section One, of record in Book 2900, page 17, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 59 fronts 150 feet on the northwesterly side of Margo Lane and extends back 215.0 feet on the northeasterly line and an undisclosed distance on the southwesterly line, but which to scale measures 124.55 feet, to a dead line in the rear, measuring 164.7 feet thereon.

Being the same property conveyed to Fred E. Parkhurst, by deed from Jere T. Parkhurst and wife, Georgette P. Parkhurst, on March 4, 1986, of record in Book 6797, page 203, Register's Office for Davidson County, Tennessee. The said Fred E. Parkhurst, a widower, having died testate, a resident of Davidson County, Tennessee on April 3, 2010 and his Last Will and Testament was admitted to probate on April 20, 2010 at cause No. 10-P-638. Wayne E. Parkhurst qualified as Executor of the Estate of Fred E. Parkhurst.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 2900, page 17, Register's Office Davidson County, Tennessee.

This is improved property known as: **340 Margo Lane, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Wherever 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 our hands this June 22, 2010.

Wayne E. Parkhurst, Executor of the Estate of Fred E. Parkhurst

BY: Wayne E Parkhurst
Wayne E. Parkhurst, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Wayne Parkhurst** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 22, 2010

My commission expires 8/23/11

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Hal Wilson, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Elizabeth Maison, a notary public for this county and state, Hal Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

My commission expires: 04-15-12