BILL GARRETT, Davidson County
Trans:T20100043121 DEEDWARR
Recvd: 07/14/10 11:21 2 pgs
Fees:13.00 Taxes:171.68
20100714-0055197

This instrument prepared by: Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 1st day of July, 2010, by and between James Roberts, married, party of the first part, and James B Wilson, Jr and Michelle L Wilson, as co-Trustees of James B Wilson, Jr. Revocable Trust Dated 04/22/2008, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Described property located in Davidson County, Tennessee to wit:

Lot NO. 53-A, on the Plan of Zone Division Lots NO. 4, 5, 6 and 53, Hunter's Point Subdivision, of record in Book 6200, Page 173 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being all or part of the same property conveyed to James Roberts, by virtue of that certain Substitute Trustee's Deed dated May 12, 2010, at Instrument No. 20100527-0040909 in the Register's Office of Shelby County, Tennessee. Being previously conveyed to Paul Markahn, by Quit Claim Deed at Book 10330, Page 354, dated December 18, 1996, in the said Register's Office.
Seller warrants that this property has never been used as his primary residence and has been used for investment purposes only.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2010 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions recorded in Book 6279, Page 741 all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

James Roberts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, James Roberts, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 1st day of July, 2010.

Memorie White
Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address:	James B Wilson, Jr and Michelle L Wilson, as co-Trustees of James B Wilson, Jr. Revocable Trust Dated 04/22/2008 PO Box 210613 Nashville, TN 37221
Tax Parcel No	09805015300
Property Address:	5109 Hunters Point Lane Hermitage, TN 37076
MAIL TAX BILLS TO:	Complete Real Estate, LLC PO Box 210613 **Nashville, TN 37221**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $46,400.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 1st day of July, 2010.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY