Box 10-B

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20100065598 DEEDWARR
Recvd: 10/15/10 14:37 3 pgs
Fees:18.00 Taxes:1032.30
20101015-0082917

ADDRESS NEW OWNER:
Sharon B. Winkler
1241 Old Hickory Blvd
Brentwood, Tennessee 37027

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Pinnacle National Bank, ISAOA
150 3rd Ave., So., Suite 900
Nashville, TN 37201

MAP 159
GROUP
PARCEL 202

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Catherine Parks McAfee and husband, Jason Ray McAfee,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Sharon B. Winkler, a single woman**, hereinafter called the GRANTEE, her 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. 1-A Zone Lot Division of Lots 1 and 2, the Revision to the Resubdivision of a portion of the James M. Stansill, Jr. Property, of record in Plat Book 6200, page 96, as amended in Plat Book 6250, page 534, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Matthew W. Hubbard and Catherine L. Parks, unmarried, as joint tenants with right of survivorship, of record in Book 10479, page 272, said Register's Office; further being conveyed to Catherine P. Hubbard fka Catherine L. Parks by Quitclaim Deed from Matthew W. Hubbard and Catherine L. Parks of record in Inst. No. 20030627-0089124, said Register's Office; and now being the same property conveyed to Catherine Parks McAfee and husband, Jason Ray McAfee by Quitclaim Deed dated June 13, 2009 from Catherine P. Hubbard of record in Instrument no. 20090622-0058009, Register's Office for Davidson County, Tennessee.
*Catherine L. Parks, Catherine P. Hubbard and Catherine Parks McAfee are one in the same person.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2010 and subsequent years.

This is **improved** property known as **1241 Old Hickory Blvd, Brentwood, Tennessee 37027.**

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, her heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her heirs and assigns, against the lawful claims of all persons whomsoever. 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 the **15th** day of **October, 2010.**

Catherine Parks McAfee

Jason Ray McAfee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Catherine Parks McAfee and husband, Jason Ray McAfee**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 15th day of October, 2010.

Mary Joe Hartz
NOTARY PUBLIC

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/8/2012

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual value or consideration, whichever is greater, for this transfer is $279,000.00.

AFFIANT

Subscribed and sworn to before me on this 15th day of October, 2010.

NOTARY PUBLIC

My Commission Expires: 8/23/2011

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN