Box 14-A
G-22936-8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100079674 DEEDWARR
Recvd: 12/20/10 08:31 2 pgs
Fees:13.00 Taxes:2164.50
20101220-0100694

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $585,000.00.

Affiant

KATHY HAND STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me this 15th day of Dec, 2010

Notary Public
My Commission expires: 10-21-12
(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:
Andrew M. Jellison	SunTrust Mortgage, Inc.	154-00-0-104.00 and 154-00-0-116.00
8500 Russell Road	P.O. Box 79041	
Nashville, TN 37221	Baltimore, MD 21279-0041	

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, **Martha F. Wilson, unmarried, aka M. Wilson**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Andrew M. Jellison and Heidi M. O'Gara, Husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

TRACT 1:

Land in the 9th Civil District of Davidson County, Tennessee, described according to a survey by Perry A. Chapdelaine, Jr., dated May 18, 1981, as follows:

Begin at a point at the end of Russell Road, as its furtherest point from McCrory Lane, and the beginning of a private driveway; thence with the center line of said private driveway North 77° 5' 28" West 116.13 feet to a point in the center line of said driveway; thence North 8° 43' 45" West 99.09 feet to an iron pin, the point of beginning of the within described premises; thence South 8° 50' 34" West 610.48 feet to an iron pin in the center line of Poplar Creek Road; thence with the center line of said Poplar Creek Road along a curve (Curve data: angle of 18° 19' 37" and radius of 909.40 feet) a distance of 290.88 feet to an iron pin; thence continuing with the center line of said Poplar Creek Road, North 69° 2' 24" West 73.33 feet to an iron pin; thence leaving Poplar Creek Road North 8° 50' 34" East 331.81 feet to an iron pin; thence South 81° 9' 26" East 200.00 feet to an iron pin; thence North 8° 50' 34" East 220.28 feet to an iron pin in the center line of a private driveway; thence with center line of said private driveway North 78° 14' 11" East 23.88 feet to a point; thence North 84° 30' 43" East 53.34 feet to a point; thence South 87° 5' 23" East 64.27 feet to a point; thence South 80° 43' 45" East 23.00 feet to the point of beginning, containing 3.85 acres, more or less.

TRACT 2:

Land in the 9th Civil District of Davidson County, Tennessee described according to a survey by Perry A. Chapdelaine, Jr., dated May 18, 1981, as follows:

Beginning at a point in the center of Russell Rd., in the East line of Friedli property (as described in Book 3909, Page 281, Register's Office for Davidson County, Tennessee); thence with the center of said road, south 70° 8' 6" West, 135.05 feet to a point; thence with the center of a private driveway North 77° 5' 28" West, 116.13 feet, thence North 80° 43' 45" West, 122.09 feet, thence North 87° 5'23" West 64.27 feet, thence South 84° 30' 43" West, 53.34 feet, thence South 78° 14' 11" West, 23.88 feet; thence leaving said private driveway; South 8° 50' 34" West 228.28 feet to an iron pin; thence North 81° 9' 20" West, 200.00 feet to an iron pin in a fence; thence with a fence, North 8° 50' 34" East, 530.57 feet to an iron pin; thence leaving fence South 88° 0' 0" East, 666.87 feet to an iron pin; thence South 2° 49' 39" West, 307.47 feet (passing an iron pin at 274.01 feet) to the beginning and containing 6.17 acres, more or less.

TRACT 3:

Land in the 9th Civil District of Davidson County, Tennessee described as follows:

Beginning at a point in the center of Poplar Creek Road, SW corner of Book 6012, Page 518, being South 08° 50' 34" West at 25.58 feet from an iron rod, thence with said centerline North 68° 58' 08" West, 255.77 feet to a point, Southeast corner of a 5.02 tract, tract 4 of Division of part of Goodall Bailey property, thence with East line of same, North 08° 50' 34" East, 507.94 feet to an iron rod, North 81° 09' 26" West, 101.62 feet to an iron rod, North 08° 50' 34" East,493.13 feet to an iron rod, then with Goodall Bailey property, South 81° 09' 26" East 331.15 feet to an iron rod in a fence, West line of Book 4615, Page 127, thence with fence and said line, South 03° 51' 11" West, 131.03 feet to a marked beech, South 00° 32' 34" West, 62.86 feet to an iron rod, NW corner of Book 6012, Page 518, then with fence and West line of same, South 08° 50' 34" West, 862.33 feet to the beginning; containing 7.00 acres, more or less, and being part of Book 4325, Page 438, 9th Civil District, Davidson County, Tennessee, according to and being Tract 5 of a survey by P. Anthony

Chapdelaine, Jr. dated 03/21/84.

Being the same property conveyed to Hal E. Wilson, Jr. and wife, Martha F. Wilson, by deed from Gregory Aaron Brown, unmarried, on April 29, 2002, of record in Instrument Number 20020501-0053567, Register's Office for Davidson County, Tennessee. And further conveyed to M. Wilson, by Quitclaim Deed from Hal E. Wilson, Jr. and wife Martha F. Wilson of record in Instrument Number 20040106-0001719, said Register's Office.

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

- Easement of record in Book 5752, page 386; and Book 5752, page 933, Register's Office for Davidson County, Tennessee.

This is improved property known as: **8500 Russell Road, Nashville, TN 37221**

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 December 15, 2010.

Martha F. Wilson

Martha F. Wilson
aka M. Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and Official Seal at office this December 15, 2010.

WILLIAM A. LITTLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires _____

Notary Public

My Commission Expires:
November 5, 2014