G-22941-8
Box 14-A

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

Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 50715
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Lowell F. Martin, III Emily L. Walker 3900 Albert Drive Nashville, Tennessee 37204	Avenue Bank 3823 Cleghorn Avenue Nashville, TN 37215

TAX MAP-PARCEL NUMBERS: 118130B00200CO

BILL GARRETT, Davidson County
Trans:T20100079678 DEEDWARR
Recvd: 12/20/10 08:38 2 pgs
Fees:13.00 Taxes:1579.90
20101220-0100698

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$427,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Emily McAlexander Abriola, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Emily L. Walker and Lowell F. Martin, III, wife and huband** 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 being Unit No. B on the Plan of Caldwell Townhomes shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Doc. No. 20060601-0064649, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Emily McAlexander by Warranty Deed from Big Pistols Properties, a Tennessee General Partnership, dated August 17, 2006 and recorded on August 28, 2006, of record in Doc. No. 20060828-0105991, Register's Office for Davidson County, Tennessee. The said Emily McAlexander is now known as Emily McAlexander Abriola.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2011, and subsequent years; Plan of Caldwell Townhomes shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Doc. No. 20060601-0064649, Register's Office for said County; The Declaration of Covenants, Conditions and Restrictions of record in Doc. No. 20060601-0064649, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; All matters shown in Book 2083, page 61, said Register's Office; Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4100, page 307, said Register's Office.

This is improved property, known as: 3900 Albert Drive, Nashville, Tennessee 37204

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 16th day of December, 2010.

Emily McAlexander Abriola _____

Emily McAlexander Abriola

State of TENNESSEE

County of DAVIDSON

On this 16th day of December, 2010 , before me the undersigned authority, personally appeared **Emily McAlexander Abriola**, 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. IVEY 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 $427,000.00

Kathy Goodson
Affiant

Sworn and subscribed before me this the 16th day of December, 2010

_____
Notary Public

My Commission Expires: 1/16/14

DEBORAH M. O'NEIL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.