BILL GARRETT, Davidson County
Trans:T20100081123 DEEDWARR
Recvd: 12/28/10 08:38 2 pgs
Fees:13.00 Taxes:358.90
20101228-0102414

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
10-1062

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE , WHICHEVER IS GREATER, FOR THIS TRANSFER IS
97,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th day of December, 2010

Notary Public
Commission Expires:

JOSHUA A. TERRY
NOTARY PUBLIC AT LARGE
My Comm. Expires Feb. 20, 2012
WILLIAMSON COUNTY, TENN.

ADDRESS OF NEW OWNER:
Andrea Wilkerson
1226 North 2nd Street
Nashville, TN 37207

SEND TAX BILLS TO:
New Owner

MAP & PARCEL
071-15-0-323.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

John Palmer and wife, Carol Palmer

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Andrea Wilkerson

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 125 as shown on the Plan of Sharpe and Horn's Second Subdivision of the Lindsley Property in Northeast Nashville, of record in Book 161, page 53, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John Palmer and wife, Carol Palmer by Quitclaim Deed from James Prosser, dated 7/20/09 and recorded 7/24/09 in Instrument 20090724-0069439; and the same property previously conveyed to James Prosser by Special Warranty Deed from US Bank National Association, trustee for CSFB HEAT 2006-7, dated 7/6/09 and recorded 7/17/09 in Instrument 20090717-0067072; and the same property previously conveyed to US Bank National Association, trustee for CSFB HEAT 2006-7 by Trustee's Deed from Shellie Wallace, Successor Trustee, dated 4/4/09 and recorded 6/24/09 in Instrument Number 20090624-0058495; Shellie Wallace was appointed Successor Trustee and Matthew Smith as Co-Trustee by Appointment of Successor Trustee dated 4/14/09 and recorded 5/4/09 in Instrument

Number 20090504-0040662 pursuant to the terms of a Deed of Trust executed by Lovette Malone of record in Instrument Number 20060612-0069820; previously conveyed to Lovette Malone, a single woman, by Warranty Deed from Kevin M. O'Neill, dated 6/5/06 and recorded 6/12/06 in Instrument Number 20060612-0069819, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1226 North 2nd Street Nashville TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 10th day of December, 2010

John Palmer by Denise Taylor his attorney in fact
John Palmer, by Denise Taylor, his attorney-in-fact

Carol Palmer by Denise Taylor her attorney in fact
Carol Palmer, by Denise Taylor, her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 10th day of December, 2010, before me personally appeared Denise Taylor, to me known to be the person who executed the foregoing instrument in behalf of John Palmer and Carol Palmer as Attorney in Fact, and who acknowledged that she executed the same as the free act and deed of said John Palmer and Carol Palmer. Witness my hand and official seal.

Notary Public

Commission Expiration:

JOSHUA A. TERRY
NOTARY PUBLIC AT LARGE
My Comm. Expires Feb. 20, 2012
WILLIAMSON COUNTY, TENN.