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

BILL GARRETT, Davidson County
Trans:T20110000311 DEEDWARR
Recvd: 01/03/11 12:41 2 pgs
Fees:13.00 Taxes:536.50
20110103-0000437

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 50733
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jordan Cross 4030 N. Washington Blvd, Apt. 1 Arlington, Virginia 22201	SAME

TAX MAP-PARCEL NUMBERS: 104-12-B-700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$145,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Christopher H. Raggio, married,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Jordan Cross** 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:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 203, Building One, of Ashley Place Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6200, Page 462, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium, established by the Master Deed and By-Laws of record in Book 6839, Page 635 and in Book 6864, Page 85 in said Register's Office.

Being the same property conveyed to Christopher Hamilton Raggio, unmarried, and Donald J. Raggio and wife, Rebecca A. Raggio, by deed from Jill A. Harleman, unmarried, dated June 4, 2003 and recorded on June 10, 2003, of record in Document No. 20030610-0080107, Register's Office for Davidson County, Tennessee. The said Rebecca A. Raggio has since died, leaving Donald J. Raggio as the surviving tenant by the entireties as to their one-half interest in the property. Donald J. Raggio subsequently conveyed all of his interest in subject property to Christopher H. Raggio by Quitclaim Deed of Record in Document No. 20090821-0079007 said Register's Office.

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

This conveyance is subject to: Taxes for 2011, and subsequent years; The Plan of record in Book 6200, Page 462, said Register's Office, shows an owner's certificate, minimum building set back lines and easements to which Plan reference is hereby made for a more complete description; The provisions of the condominium Master Deed of record in Book 6839, Page 635 and in Book 6864, Page 85 said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

Leslie Smith Raggio, spouse of Christopher H. Raggio, joins in execution of this instrument solely to convey any marital interest she may have in the subject property.

This is improved property, known as: 2107 Fairfax Avenue, Unit 203, Nashville, Tennessee 37212-3625.

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.

Christopher H. Raggio

Leslie Smith Raggio

State of MISSISSIPPI
County of Hinds

On this 23 **day of December, 2010** , before me the undersigned authority, personally appeared **Christopher H. Raggio**, 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.

STATE OF MISSISSIPPI VICKIE RUSSUM NOTARY PUBLIC ID No 73321 Comm Expires March 30, 2012 HINDS COUNTY

My Commission Expires:

Notary

State of TENNESSEE
County of DAVIDSON

On this 16th **day of December, 2010** , before me the undersigned authority, personally appeared **Leslie Smith Raggio**, 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 LIVELY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011

My Commission Expires:

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 $145,000.00

Affiant

Sworn and subscribed before me this the 14th day of December, 2010

Notary Public

DEBORAH H. BERRIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 9/8/2013

Wldoc: Deed Wty—12/92