BILL GARRETT, Davidson County
Trans:T20110002595 DEEDWARR
Recvd: 01/13/11 09:48 2 pgs
Fees:13.00 Taxes:658.23
20110113-0003607

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)*

RETURN TO:
Overland Title Company, LLC
106 Mission Court, Suite 1002
Franklin, TN 37067

W & I Ref:(DM) Title No: 50729
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Molly Wagenblast 7953 Boone Trace Nashville, Tennessee 37221	FRANKLIN AMERICAN MORTGAGE Company 501 Corporate Centre Dr., Ste 400 FRANKLIN, TN 37067

TAX MAP-PARCEL NUMBERS: 126150A12300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$177,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mary Ann Claxton, Executor of the Last Will and Testament of Ellen Jones, with full power to sell, lease, encumber and otherwise convey**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Molly Wagenblast** 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, Tennessee, being Lot No. 262 on the Plan of Section Two, Boone Trace at Biltmore of record in Book 9700, pages 316 and 317, and corrected in Book 10995, page 618, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Martha Ellen Jones by warranty deed from NVR, Fox Ridge, Inc., dated Jan. 23, 1998 and recorded on Jan. 28, 1998 of record in Book 10771, page 538, Register's Office for Davidson County, Tennessee. The said Martha Ellen Jones has since died. The Last Will and Testament of Ellen Jones, Docket No. 09P1746 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, gave the Executor the power to sell, lease, encumber, and otherwise convey all real property without the joinder of any beneficiary.

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, with Owner's Certificate, of record in Book 9700, Pages 316 and 317, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Doc. No. 20010717-0075902, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 7953 Boone Trace, Nashville, Tennessee 37221

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 11th day of January, 2011.

Mary Ann Claxton, Executor

Mary Ann Claxton, Executor of the Last Will and Testament of Ellen Jones

State of TENNESSEE

County of DAVIDSON

On this 11th day of January, 2011 , before me the undersigned authority, personally appeared Mary Ann Claxton, Executor of the Last Will and Testament of Ellen Jones, 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 May 2, 2011

My Commission Expires: _____

Notary

State of TENNESSEE

County of ~~DAVIDSON~~ WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $177,900.00

Affiant

Sworn and subscribed before me this the 11th day of January, 2011

Notary Public

My Commission Expires: _____

R. MARK DOUGALL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires September 6, 2011