AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

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:T20110021023 DEEDWARR
Recvd: 04/11/11 08:16 2 pgs
Fees:13.00 Taxes:961.63
20110411-0027556

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

W & I Ref:(DM) Title No: 50810
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jeanne T. Ginnaven 4400 Belmont Park Terrace #134 Nashville, Tennessee 37215	~~SAME~~ Mortgage Loan Servicing Dept 2520 PO Box 2153 Birmingham, AL 35287-2520

TAX MAP-PARCEL NUMBERS: 131030B13400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$259,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Betty W. Maynard Mullens, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jeanne T. Ginnaven** 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 Building Site 134 on the Plan of Arden Place, Section Two, of record in Book 4675, page 119, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Betty W. Maynard, unmarried, by Warranty Deed from Thomas S. Leek, Sr., dated July 10, 2000 and recorded on July 12, 2000, of record in Doc. No. 20000712-0068846, Register's Office for Davidson County, Tennessee. The said Betty W. Maynard is now known as Betty W. Maynard Mullens.

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 4675, Page 119, said Register's Office, shows minimum building setback lines and easements and to which said plan reference is made for more complete details of description; The Declaration of Covenants, Conditions and Restrictions of record in Book 4628, page 473, Book 4754, page 455, Book 4819, page 564, Book 4916, page 277, Book 5019, page 942, Book 5091, page 66, Book 5129, page 120, Book 5163, page 384, Book 5231, page 375, Book 5351, page 592, Book 5514, page 636 and Doc. No. 20070816-0098235 said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

David Mullens, spouse of **Betty W. Maynard Mullens** joins in execution of this instrument in order to convey any marital interest he might have in the subject property.

This is improved property, known as: 4400 Belmont Park Terrace # 134, Nashville, Tennessee 37215

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 4th day of April, 2011.

Betty W. Maynard Mullens
Betty W. Maynard Mullens

David Mullens
David Mullens

State of TENNESSEE
County of DAVIDSON

On this 4th day of April, 2011 , before me the undersigned authority, personally appeared **Betty W. Maynard Mullens and David Mullens** , 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.

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 $259,900.00

Affiant

Sworn and subscribed before me this the 4th day of April, 2011

My Commission Expires: _____

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 5, 2011

Notary Public