File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
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Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

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

W & I Ref:(DM) Title No: 50843
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Josh Gunnels 506 West Meade Dr. Nashville, Tennessee 37205	SAME

TAX MAP-PARCEL NUMBERS: 11512006800

BILL GARRETT, Davidson County
Trans:T20110026422 DEEDWARR
Recvd: 05/04/11 11:56 2 pgs
Fees:13.00 Taxes:1043.40
20110504-0034188

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$282,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Linda Collins Gill Guthrie, Executrix of the Judson G. Collins Estate,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Josh Gunnels** 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. 57 on the Plan of West Meade Farms, Section "C" of record in Book 1835, page44, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Judson G. Collins and wife, Mattie Moore Collins by warranty deed from E. L. Woodside and J.E. Woodside, dated June 9, 1952 and recorded on June 9, 1952 of record in Book 2084, page 611, Register's Office for Davidson County, Tennessee. The said Judson G. Collins and Mattie Moore Collins have since died, with Mattie Moore Collins predeceasing Judson G. Collins. The Last Will and Testament of Judson G. Collins of record in Docket No. 09P142, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised subject property to Kay Collins McGivaren, Linda Collins Gill Guthrie, Judson Grant Collins, Jr., and Susan Collins Palladino. The said Linda Collins, also known as Linda Guthrie was named as Executrix, with full power to convey subject property. Letters Testamentary have been issued to Linda Guthrie by the Probate Court Clerks Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2011, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1835 Page 44, said Register's Office, which Plan shows a 60 foot minimum building setback line from Bresslyn Road and a 10 foot easement for public utility purposes along the rear line of said lot. Easement for sanitary sewers and/or storm drainage, water mains and appurtenances to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 6315, page 963, said Register's Office.

This is improved property, known as: 6116 Bresslyn Road, Nashville, Tennessee 37205

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 29th day of April, 2011.

Linda Collins Gill Guthrie/Executrix

Linda Collins Gill Guthrie, Executrix of the Judson G. Collins Estate

State of FLORIDA
County of Orange

On this 29th day of April, 2011 , before me the undersigned authority, personally appeared Linda Collins Gill Guthrie, Executrix of the Judson G. Collins Estate, 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: _____

MARGIE MCCOY
Notary Public - State of Florida
My Commission Expires Jul 20, 2012
Commission # DD 796020
Bonded Through National Notary Assn.

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 $282,000.00

Affiant

Sworn and subscribed before me this the 2nd day of May, 2011

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

Notary Public