THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 30083-05-2011** **Record & Return To:** **First Title and Escrow Company, Inc.** **2000 Richard Jones Road, Suite 110** **Nashville, TN 37215** BOX 50-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $450,000.00. Renata Bluhm Affiant Subscribed and sworn to before me this 7th day of June, 2011. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

WARRANTY DEED

Address New Owner: Gary R. and Lynne P. Wilkinson 3723 Central Avenue Nashville, TN 37205	**Send Tax Bills To:** Patriot Bank 357 New Byhalia Rd Collierville, TN 38017	**Tax Information:** Map and Parcel No.: 10409004900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Renata Bluhm, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gary R. Wilkinson and wife, Lynne P. Wilkinson** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3723 Central Avenue, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Gilbert W. Thibedore joins in the execution of this instrument to convey his marital interest in said property.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 7th day of June, 2011.

Renata Bluhm

Gilbert W. Thibedore

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Renata Bluhm and Gilbert W. Thibedore**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of June, 2011.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

BILL GARRETT, Davidson County
Trans:T20110035175 DEEDWARR
Recvd: 06/13/11 12:54 2 pgs
Fees:13.00 Taxes:1665.00
20110613-0045131

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 176 on the Plan of Richland Realty Company's Second Subdivision, Division "B", as of record in Plat Book 332, page 92, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Renata Bluhm, an unmarried person by deed dated 06/24/88 from C. William Blair and wife, Elizabeth S. Blair of record in Book 7583, page 953, Register's Office for Davidson County, Tennessee. The said Renata Bluhm having since married.

This conveyance is made subject to:

1. Taxes for the year 2011, prorated by the parties and assumed by the Grantees. Map and Parcel No. 10409004900.
2. All matters appearing on the Plan of record as Book 332, page 92, Register's Office for Davidson County, Tennessee.