RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 30015
(Davidson County File Box 9-B)

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)*

BILL GARRETT, Davidson County
Trans:T20110038448 DEEDWARR
Recvd: 06/28/11 09:14 2 pgs
Fees:13.00 Taxes:1979.50
20110628-0049182

W & I Ref:(DM) Title No: 50844
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Eric Shinohara Laura Shinohara 85 Victoria Park Nashville, TN 37205	SunTrust Mortgage Inc. 901 Semmes Avenue Richmond VA 23224

TAX MAP-PARCEL NUMBERS: 104140G04600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$535,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Corin M. Wilkinson, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Eric Shinohara and spouse, Laura Shinohara** 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. 107 on the Plan of Revised Whitworth 01 of record in Book 7900, pages 140-144, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Corin M.Wilkinson, married, by Warranty Deed from Michael R. Wright, married, dated August 31, 2005 and recorded on September 7, 2005, of record in Doc. No. 20050907-0106951, Register's Office for Davidson County, Tennessee. Corin M. Wilkinson has since divorced, final Decree of Divorce in Docket No. 08D-2770 in the Eighth Circuit Court for Davidson County, Tennessee.

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

This conveyance is subject to: Taxes for 2011, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 7900, Pages 140-144, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 8026, page 305, Book 8047, page 243, Book 8282, page 45 and Doc. No. 20020812-0097386, 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: 85 Victoria Park, 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 ~~23rd~~ 22nd day of June, 2011.

Corin M. Wilkinson

Corin M. Wilkinson

State of PENNSYLVANIA
County of Montgomery

On this 22nd day of June, 2011 , before me the undersigned authority, personally appeared Corin M. Wilkinson, 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: 04/07/2012

Elaine Jones Proctor
Notary

NOTARIAL SEAL
ELAINE JONES-PROCTOR
Notary Public
LOWER MERION TWP, MONTGOMERY COUNTY
My Commission Expires Apr 7, 2012

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 $535,000.00

Affiant

Sworn and subscribed before me this the 23rd day of June, 2011

My Commission Expires: _____

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

Notary Public