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:T20110054176 DEEDWARR
Recvd: 09/01/11 11:19 2 pgs
Fees:13.00 Taxes:791.43
20110901-0067834

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 50993
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
David L. Oakes Wilma Oakes 708 Spinnaker Cove Hermitate, Tennessee 37076	Franklin American Mortgage Co. 501 Corporate Center Dr., Suite 400 Franklin, Tennessee 37067

TAX MAP-PARCEL NUMBERS: 098090A05400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$213,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Montford Burgess, Jr. and spouse, Nancy Burgess**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David L. Oakes and spouse, Wilma Oakes** 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. 142 on the Plan of Lakeshore Phase 3B of record in book 7900, page 677, Register's Office for said County, to which said Plan reference is made for a complete description.

Being the same property conveyed to Montford Burgess and wife, Nancy Burgess, by Warranty Deed from Tommy J. Willocks and wife, Diane S. Willocks, dated August 19, 2002 and recorded on August 23, 2002, of record in Doc. No. 20020823-0102408, Register's Office 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; The Plan of record in Book 7900, page 677, said Register's Office, shows an owner's certificate and easements, to which plan reference is hereby made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Book 7572, page 699, and charter of record in Book 7892, page 464, 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: 708 Spinnaker Cove, Hermitage, Tennessee 37076

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 31st day of August, 2011.

Montford Burgess, Jr.

Nancy Burgess

State of TENNESSEE
County of DAVIDSON

On this 31st day of August, 2011 , before me the undersigned authority, personally appeared Montford Burgess, Jr. and Nancy Burgess , 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: March 3, 2015

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 $213,900.00

Affiant

Sworn and subscribed before me this the 31st day of August, 2011

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

Notary Public