This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Suite B
Dickson, TN 37055
P11-0448-D

RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTE# File # 30910
(Davidson County File Box 9-B)

BILL GARRETT, Davidson County
Trans:T20110056340 DEEDWARR
Recvd: 09/12/11 11:20 2 pgs
Fees:13.00 Taxes:490.25
20110912-0070470

WARRANTY DEED

Address of New Owners:
Mr. and Mrs. John Paul Wilkinson
6016 Morrow Road
Nashville, TN 37209

Send Tax Bills To:
Fidelity Bank d/b/a Fidelity Bank Mtg
3 Corporate Square, Ste. 700
Atlanda, GA 30329

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged,
First Federal Bank

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto
John Paul Wilkinson and wife, Shelly Fleming Wilkinson

hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit A on the Plan of Morrow Road Townhomes, I, a Horizontal Property Regime as shown on Instrument Number 20080806-0081075, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to First Federal Bank by Trustee's Deed from Barney B. Regen, Trustee, dated November 30, 2009, and of record in Instrument Number 20091207-0111747, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the right-of-way of Morrow Road.

This conveyance is subject to restrictions of record in Instrument Number 20080806-0081075, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters shown on a plat of record in Plat Book 161, Page 75, in the Register's Office of Davidson County, Tennessee.

This is ( ) Unimproved (X) Improved property known as 6016 Morrow Road, Nashville, TN 37209

THIS CONVEYANCE IS SUBJECT TO: 2011 Davidson County Taxes which have been prorated and assumed by Grantee;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 7 day of September, 2011.

First Federal Bank

BY: Anthony T. Moore
Anthony T. Moore, President

STATE OF TENNESSEE
COUNTY OF DICKSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Anthony T. Moore with whom I am personally acquainted, and who upon oath acknowledged himself to be the President of First Federal Bank, the within named bargainor, a banking corporation, and that he as such Anthony T. Moore, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by the said Anthony T. Moore as President.

Witness my hand and official seal this the 7 day of September, 2011.

Jeannie Christy
Notary Public

JEANNIE CHRISTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON

My Commission Expires: 10/24/2012

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $132,500.00

Affiant

Subscribed and sworn to before me, this the 31st day of September, 2011.

Notary Public

My Commission Expires: 1/6/14

KELLY E. BACON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

Map: 091060E
Parcel: 001.00