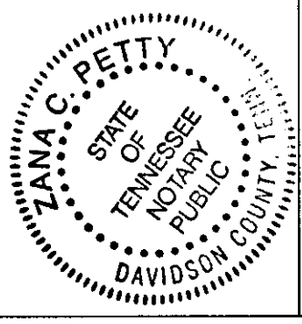
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of December, 2011

Notary Public

MY COMMISSION EXPIRES: 9-9-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Skipwith Thomas Hibblen II	SunTrust Mortgage, Inc.	Parcel ID:
3824 Sam Boney Drive	901 Semmes Ave.	13311004600
Nashville, TN 37211	Richmond, VA 23224	

FOR AND IN 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, we

Frank Talmadge and wife, Shirley Talmadge

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Skipwith Thomas Hibblen II

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 Lot No. 26, on the Plan of Paragon Hills Subdivision, of record in Book 3300, Page 100, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Frank Talmadge and wife, Shirley Talmadge, by deed from Miles M. Fields and John T. Brackeen, of record in Book 8740, Page 864, said Register's Office.

This conveyance is subject to Restrictions of record in Book 3508, Page 159, said Register's Office.

This conveyance is made subject to: (1) 2011 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 3300, Page 100, said Register's Office; (3) Avigation Easement of record in Book 8740, Page 862, said Register's Office.

The signature of Frank Talmadge and Shirley Talmadge is signed by their duly appointed Attorney-in-Fact, David Dice, pursuant to the Power of Attorney of record in Instrument 20120104-0000932, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3824 Sam Boney Drive, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 our hands this 30th day of December, 2011.

Frank Talmadge by Attorney in Fact
Frank Talmadge
By: David Dice, as Attorney-in-Fact

Shirley Talmadge by Attorney in Fact
Shirley Talmadge
By: David Dice, as Attorney-in-Fact

BILL GARRETT, Davidson County
Trans:T20120000793 DEEDWARR
Recvd: 01/04/12 15:12 2 pgs
Fees:13.00 Taxes:277.50
20120104-0000933

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, David Dice, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Frank Talmadge and Shirley Talmadge as their Attorney in Fact as the free act and deed of the within named Frank Talmadge and Shirley Talmadge.

Witness my hand and official seal at Nashville, Tennessee the 30th day of December, 2011.

My Commission Expires: 9-9-14

Notary Public

