File Box 8

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:T20120050183 DEEDWARR
Recvd: 07/09/12 10:45 2 pgs
Fees:13.00 Taxes:773.30
20120709-0059976

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 51380
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Brian T. Faulkner 4903 Nevada Ave. Nashville, Tennessee 37209	Franklin American Mortgage Co. 501 Corporate Center Dr. Suite 400 Franklin, Tennessee 37067

TAX MAP-PARCEL NUMBERS: 09115029500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$209,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Linda J. Holt and Robert Steven Bone and Jerry M. Bone and Wanda S. Madden**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Brian T. Faulkner** 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. 804 of Block 36 on the Map of Charlotte Park Company's First Addition of record in Book 57, page 103, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Leonard William Bone and wife, Alta Bluebell Bone, by Warranty Deed from Gaydon Pate and wife, Marjorie S. Pate, dated November 22, 1963 and recorded on January 17, 1964, of record in Book 3674, page 553, Register' Office for Davidson County, Tennessee. The said Leonard William Bone and Alta Bluebell Bone have since died, with Leonard William Bone predeceasing Alta Bluebell Bone. By Affidavit of Heirship of record in Doc. No. 20100319-0020949, said Register's Office, Linda J. Holt, Robert Steven Bone, Jerry M. Bone, Wanda S. Madden and Dana R. Bandy were established as the heirs at law of Leonard William Bone and Alta Bluebell Bone. By Quitclaim deed of record in Doc. No. 20100401-0024550, said Register's Office, Dana R. Bandy conveyed her interest in subject property to Linda J. Holt, Robert Steven Bone, Jerry M. Bone and Wanda S. Madden. Subject property was never the primary residence of Linda J. Holt, Robert Steven Bone, Jerry M. Bone or Wanda S. Madden.

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

This conveyance is subject to: Taxes for 2012, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 57 Page 103, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 4903 Nevada Avenue, Nashville, Tennessee 37209

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 6th day of July, 2012.

Linda J. Holt

Robert Steven Bone

Jerry M. Bone

Wanda S. Madden

State of TENNESSEE
County of DAVIDSON

On this 6th day of July, 2012 , before me the undersigned authority, personally appeared Linda J. Holt and Robert Steven Bone and Jerry M. Bone and Wanda S. Madden, 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 $209,000.00

Affiant

Sworn and subscribed before me this the 6th day of July, 2012

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

Notary Public