This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $28,000.00.

Affiant

Subscribed and sworn before me this the 21 day of November, 2012.

Notary Public
My commission expires: 6/26/2016

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20120091303 DEEDWARR
Recvd: 11/30/12 13:33 2 pgs
Fees:13.00 Taxes:103.60
20121130-0110045

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Onofre Garcia	New Owner	52-5-42
833 Walnut St		
Madison, TN 37115		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, EDWARD PERRY WILKERSON, EXECUTOR OF THE ESTATE OF WILLIAM ALLEN WILKERSON AND EDWARD PERRY WILKERSON, INDIVIDUALLY hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ONOFRE GARCIA, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Being Lot #12 of Block "J" on the revised plan of Power & Roth's Madison Park Subdivision as of record in Book 843, page 7, Register's Office for said County.

Said Lot #12 fronts 60 feet on the east side of Walnut Avenue and runs back between parallel lines 200 feet to a line in the rear.

Being the same property conveyed to William A. Wilkerson and wife, Sheila M. Wilkerson by Warranty Deed from J.R. Bennett and wife, Stella Bennett of record in Book 5679, Page 555; dated November 17, 1980; said Register' Office.

The said Shelia M. Wilkerson has since died on October 31, 2000, leaving William A. Wilkerson as her surviving spouse.
The said William A. Wilkerson has since died on August 13, 2011, leaving Edward Perry Wilkerson as his sole surviving heir by Will of record in Probate No. 12P365, Probate Court of Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 833 Walnut St, Madison, TN 37115.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 21 day of November, 2012.

Edward Perry Wilkerson, Executor
Edward Perry Wilkerson, Executor

Edward Perry Wilkerson, Individually
Edward Perry Wilkerson, Individually

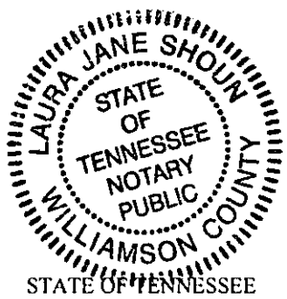
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Edward Perry Wilkerson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21 day of November, 2012.

My commission expires: 6/26/2016

Notary Public



STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared EDWARD PERRY WILKERSON, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HIS oath acknowledged HIMSELF to be the EXECUTOR of the within named bargainor, a ESTATE OF WILLIAM ALLEN WILKERSON, and that HE, as such EXECUTOR, executed the foregoing instrument for the purposes therein contained by signing the name of the ESTATE OF WILLIAM ALLEN WILKERSON by the said EDWARD PERRY WILKERSON as such EXECUTOR.

Witness my hand and official seal this 21 day of November, 2012.

My Commission Expires: 6/26/2016

Notary Public

