THIS INSTRUMENT PREPARED BY: **Mudter & Patterson,** **an Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **(615) 383-4429**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $150,000.00. Affiant Subscribed and sworn to before me, this 14th day of December, 2012. Notary Public My Commission Expires: _____

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owners: M. Nelson Wilson, Jr. and wife, Kerma J. Wilson P. O. Box 511 Old Hickory, TN 37138	Send Tax Bills to: New Owners	Tax Information: 053 070 08200 (Tr. 1 & 2) 053 070 07900 (Tr. 3) 053 070 08100 (Tr. 4)

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Marion N. Wilson (as to Tracts 1, 2 and 3) and Marion N. Wilson, individually and as Trustee (as to Tract 4) ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to M. Nelson Wilson, Jr. and wife, Kerma J. Wilson, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2201 Old Hickory Boulevard (Tracts 1 and 2) and 106 22nd Street (Tract 3), Old Hickory, TN 37138, and unimproved property located at 102 22nd Street (Tract 4), Old Hickory, TN 37138.

Subject property has never been the marital residence of the Grantor herein.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his successors, heirs and assigns, to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns, against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20120096091 DEEDWARR
Recvd: 12/17/12 09:10 3 pgs
Fees:18.00 Taxes:555.00

20121217-0115754

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of December, 2012.

Marion N. Wilson

Marion N. Wilson, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Marion N. Wilson, individually and as Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 14th day of December, 2012.

Notary Public

My Commission Expires: _____

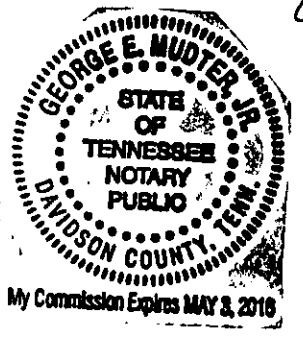


Exhibit "A"

Tract 1:

Land in Davidson County, Tennessee, being Lots Nos. 12 and 13 of Block No. 2 on the Plan of Dabbs and Elliott's Subdivision No. 1, Old Hickory, Tennessee, as of record in Book 547, page 97, Register's Office for said County.

Said Lots Nos. 12 and 13 front 25 feet each on the northeasterly side of Concrete Drive and run back between parallel lines 120 feet to an alley.

Tract 2:

Land in Davidson County, Tennessee, being Lot No. 11 of Block No. 2 on the Plan of Dabbs and Elliott's Subdivision No. 1, Old Hickory, Tennessee, as of record in Book 547, page 97, Register's Office for said County.

Said Lot No. 11 fronts 25 feet on the northeasterly side of Concrete Drive and runs back between parallel lines 120 feet to an alley.

Tract 3:

Land in Davidson County, Tennessee, being Lot No. 9 of Block No. 2 on the Plan of Dabbs and Elliott's Subdivision No. 1, Old Hickory, Tennessee, as of record in Book 547, page 97, Register's Office for said County.

Said Lot No. 9 fronts 50 feet each on the southeasterly side of 22nd Street and runs back between parallel lines 144 feet to an alley.

Tracts 1, 2 and 3 are the same property conveyed to Dr. Marion N. Wilson by deed dated June 20, 1973, from First American National Bank, Trustee under the Will of Jennie Morris, and Aaron Morris, of record in Book 4721, page 969, Register's Office for Davidson County, Tennessee.

Tract 4:

Land in Davidson County, Tennessee, being Lot No. 10 of Block No. 2 on the Plan of Dabbs and Elliott's Subdivision No. 1, Old Hickory, Tennessee, as of record in Book 547, page 97, Register's Office for said County.

Said Lot No. 10 fronts 25 feet on the northeasterly side of Old Hickory Boulevard and runs back between parallel lines with the southeasterly margin of 22nd Street 120 feet to an alley, including but excluding any part of the real property conveyed to Marion N. Wilson and wife, Anna R. Wilson, by deed from Katz Corporation, a Tennessee corporation, recorded in Book 5205, page 539, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Marion N. Wilson, Trustee, by deed dated January 17, 1979, from Marion N. Wilson and wife, Anna R. Wilson, of record in Book 5386, page 867, Register's Office for Davidson County, Tennessee.