NEW OWNER:

Brandon Thornberry
902 Canal Ave.
Nashville, TN 37206

SEND TAX BILLS TO:
NEW OWNER

Map 082
Group 04-0
Parcel 305.00

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Ave.
Lebanon, TN 37087
FILE NO: 12-0966

BILL GARRETT, Davidson County
Trans:T20130004164 DEEDWARR
Recvd: 01/15/13 14:50 4 pgs
Fees:23.00 Taxes:277.50
20130115-0004911

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Seventy Five Thousand and 00/100 Dollars ($75,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JEFFREY D. WILKERSON, married** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **BRANDON THORNBERRY, married** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

SEE EXHIBIT "A"

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 11th day of January, 2013.

JEFFREY D. WILKERSON

JONI RICKER WILKERSON, for the purpose of conveying her specific martial interest herein

STATE OF Mississippi
COUNTY OF Harrison

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, JEFFREY D. WILKERSON and JONI RICKER WILKERSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument.

WITNESS my hand and official seal at office this 11th day of January, 2013.

NOTARY PUBLIC

My commission expires: May 23, 2013

STATE OF MISSISSIPPI NOTARY PUBLIC YVONNE C. MERCHANT ID # 7323 Commission Expires May 23, 2013 HARRISON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $75,000.00.

Carmen Coats
AFFIANT

Sworn to and subscribed to before me this 14th day of January, 2013.

J Brandon Miller
NOTARY PUBLIC

My commission expires: 9-9-2014

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY

"Exhibit A"

Parcel I:

Land in Davidson County, Tennessee, being Lot No. 2 on the Map of Alexander's Petway Avenue Subdivision, of record in Book 547, Page 87, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 2 fronts 110 feet on the westerly side of McFerrin Avenue and runs back 220 feet to a dead line which measures 100 feet.

Parcel II:

Land in Davidson County, Tennessee, being a narrow strip of land along the easterly boundary line of Lot No. 1 on the Plan of Alexander Petway Avenue Subdivision, of record in Book 547, Page 87, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Beginning at a point in the Granada proposed interchange just north of McFerrin Avenue as widened and the easterly margin of said Lot No. 1; thence westerly 2 feet to an iron pin; thence northerly and parallel with the easterly margin of said Lot No. 1, 114 feet to an iron pin; thence easterly 2 feet to an iron pin in the easterly margin of said Lot No. 1.

Included in the above description but expressly excluded from this conveyance are the following two (2) conveyances:

Being that portion of Lot No. 2 as described in a Warranty Deed from Curtis L. Sparkman and wife, Katherine Sparkman to The State of Tennessee for the use and benefit of the Department of Highways of record in Book 4013, Page 613, said Register's Office.

Being that portion of Lot No. 2 as described in a Warranty Deed from Curtis Sparkman and wife, Katherine Sparkman to Douglas H. Dunnebacke and wife, Sue M. Dunnebacke of record in Book 2195, Page 27, said Register's Office.

Being a portion of the same property conveyed to Jeffrey D. Wilkerson by Warranty Deed from First Citizens National Bank, dated October 29, 2010, and of record in Instrument # 20101112-0090714, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 998.5 and 1000 McFerrin Ave., Nashville, Tennessee 37207.