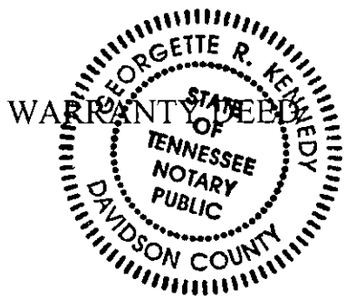


WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Affiant

Subscribed and sworn to before me, this 26th day of July, 2013

Notary Public

MY COMMISSION EXPIRES: 03-07-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billy Paul Charles	NEW OWNER	172-14-0B
(NAME)	(NAME)	(MAP)
1409 Wexford Downs Lane		094.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Bobbie F. Slate, married, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Billy Paul Charles and wife Tia Nicole Charles, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 94 on the Plan of Minor Revision Winfield Park Phase 2, Section 1, Revision 1, Lots 94 -108, 110 -121, 126-128 & 132-133, of record in Instrument No. 20010313-0024106 as revised in Instrument No. 20080122-0006550, in the Register's Office for Davidson County, Tennessee, to which plans reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Bobbie F. Slate by Warranty Deed from John Scott Sims and wife, Regina Sims of record in Instrument No. 20061218-0155507, Register's Office for Davidson County, Tennessee, dated December 15, 2006 and recorded December 18, 2006.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 1409 Wexford Downs Lane, Nashville, Tennessee 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.

BILL GARRETT, Davidson County
Trans: T20130066286 DEEDWARR
Recvd: 08/02/13 11:10 2 pgs
Fees: 13.00 Taxes: 1369.00
20130802-0080854

I, WILLIAM B. SLATE, HUSBAND OF BOBBIE F. SLATE, HERBY JOIN IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY AND ALL RIGHT, TITLE AND INTEREST I MAY HAVE IN THE SUBJECT PROPERTY BY REASON OF MY MARITAL STATUS OR OTHERWISE.

Witness my/our hand(s) this 26th day of July, 2013.

Bobbie F. Slate

William B. Slate

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Bobbie F. Slate and husband, William B. Slate; with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 26th day of July, 2013.

Notary Public

My Commission Expires: 1/9/2016

LEE E. CRAWFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE