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:T20090052375 DEEDWARR
Recvd: 08/03/09 13:53 2 pgs
Fees:13.00 Taxes:1535.50
20090803-0072474

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 50142
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Edward W. Karrels 2010 Fransworth Drive Nashville, Tennessee 37205	SAME

TAX MAP-PARCEL NUMBERS: 13009007200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$415,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Nancy Woodall Hunt , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Edward W. Karrels** 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. 4 on the Plan of Warner Court, Section II of record in Book 2330, page 124, Register's Office for said County.

Said Lot No. 4 fronts 108.4 feet on the northerly margin of Clydelan Court and extends back 223.0 feet on the westerly line and 200.0 feet on the easterly line to a dead line in the rear, measuring 200.0 feet thereon.

Being the same property conveyed to Gary F. Hunt and wife, Nancy W. Hunt by warranty deed from Dwight A. Wagner and wife, Jill W. Wagner, dated May 11, 1983 and recorded on May 16, 1983 of record in Book 6056, page 931, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated September 7, 2007, recorded on September 12, 2007 of record in Doc. No. 20070912-0109539, Gary Franklin Hunt conveyed his interest in subject property to Nancy Woodall Hunt, pursuant to a court order in a divorce case of record in Docket No. 04D-1267, in the Eighth Circuit Court for Davidson County, Tennessee.

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

This conveyance is subject to: Taxes for 2009, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2330 Page 124, said Register's Office, which Plan shows a 50 foot minimum building setback line from Clydelan Court and a 10 foot easement for public utility purposes along the rear line of said lot. Waiver and Release of Easement of record in Doc. No. 20050824-0101153, said Register's Office, releasing the easement for water line shown on Book 2330, page 124, said Register's Office. Easement for sanitary sewers, storm drainage, water mains an appurtenances to the Metropolitan Government of Nashville and Davidson County, Tennessee by instrument of record in Book 6320, page 739. Permanent Easement Agreement to Nashville Gas Company of record in Book 9615, page 437, said Register's Office.

This is improved property, known as: 108 Clydelan Court, Nashville, Tennessee 37205

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 31st day of July, 2009.

Nancy Woodall Hunt

Nancy Woodall Hunt

State of TENNESSEE
County of DAVIDSON

On this 31st day of July, 2009 , before me the undersigned authority, personally appeared Nancy Woodall Hunt , 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.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: My Commission Expires May 2, 2011

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 $415,000.00

Affiant

Sworn and subscribed before me this the 31st day of July, 2009

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: My Commission Expires May 2, 2011

Notary Public