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:T20090054821 DEEDWARR
Recvd: 08/11/09 13:07 2 pgs
Fees:13.00 Taxes:2830.50
20090811-0075560

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 50172
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
T. William Estes, Jr. Allister Estes 16 Valley Forge Nashville, Tennessee 37205	SAME

TAX MAP-PARCEL NUMBERS: 116080B01600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$765,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Thomas Henry Horrell and spouse, Kathleen B. Horrell,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **T. William Estes, Jr. and spouse, Allister Estes** 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. 16 on the Plan of Second Revised Plan of Sugartree, Phase 2 of record in Book 4860, pages 79 and 80 amended in Book 5015, page 550 and Book 5238, page 93, Register's Office for said County to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Thomas Henry Horrell and wife, Kathleen B. Horrell by warranty deed from Sugartree Properties, Inc., a Tennessee corporation, dated Dec. 8, 1975 and recorded on Dec. 10, 1975 of record in Book 4978, page 435, Register's Office 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 Plat Book 4860, Pages 79 and 80 and amended in Book 5015, page 550 and Book 5238, page 93, said Register's Office, which Plan shows minimum building setback lines and easements to which Plan reference is hereby made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Book 4857, page 157, Book 4874, page 463, Book 4911, page 356, Book 4996, page 126, Book 5003, page 688, Book 5152, page 401, Book 5514, page 138, Book 5691, page 61, Book 11758, page 466, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 16 Valley Forge, 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 11th day of August, 2009.

Thomas Henry Horrell

Kathleen B. Horrell

State of TENNESSEE
County of DAVIDSON

On this 11th day of August, 2009 , before me the undersigned authority, personally appeared Thomas Henry Horrell and Kathleen B. Horrell , to me known (or proved to me on the basis of satisfactory evidence) to be the persons 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 $765,000.00.

J. William Foster Jr
Affiant

Sworn and subscribed before me this the 11th day of August, 2009.

Notary Public

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011