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:T20090055732 DEEDWARR

Recvd: 08/14/09 13:37 2 pgs

Fees:13.00 Taxes:980.50

20090814-0076646

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 50171

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Steven G. Story Leslie Story 4500 Price Circle Road Nashville, Tennessee 37205	New Owner

TAX MAP-PARCEL NUMBERS: 10310006200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$265,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Dixie Lea Frederiksen, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Steven G. Story and spouse, Leslie Story** 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. 19 on the plan of Hillwood Estates, Section One, of record in Plan Book 1835, page 117, Register's Office4 for said County.

Said Lot No. 19, which is a corner lot, fronts 261.22 feet on the westerly margin of Price Circle Road and fronts 146.67 feet on the southerly margin of Vine Ridge Drive, said frontages being joined by a curve having a length of 35.21 feet, and extends back 170 feet on the westerly lien and 204.7 on the southerly line to a point of intersection.

Being the same property conveyed to Dixie Lea Frederiksen, a married woman dealing with her sole and separate property by deed from G.R. Jones, a widower, dated Sept. 10, 1976 and recorded in Sept. 14, 1976 of record in Book 5068, page 216, Register's Office for Davidson County, Tennessee..

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2009, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1835 Page 117, said Register's Office, which Plan shows a 75 foot minimum building setback line from Vine Ridge Drive and Price Circle Road and a 10 foot easement for public utility and drainage purposes along the southwesterly and southerly lines of said lot.

This is improved property, known as: 4500 Price Circle Road, 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 12th day of August, 2009.

Dixie Lea Frederiksen

State of TENNESSEE
County of DAVIDSON

On this 12th day of August, 2009 , before me the undersigned authority, personally appeared Dixie Lea Frederiksen, 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.

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 $265,000.00

Affiant

Sworn and subscribed before me this the 12th day of August, 2009

My Commission Expires: 7-24-10

Notary Public

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212