PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

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Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20090072914 DEEDWARR
Recvd: 10/27/09 13:18 2 pgs
Fees:13.00 Taxes:936.10
20091027-0099083

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 50221
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Kelly Mechelle Smith 1501 Bellafonte Court Nashville, Tennessee 37221	F & M Bank 10 Cadillac Way, Suite 100 Brentwood, Tennessee 37027

TAX MAP-PARCEL NUMBERS: 155160A32700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$253,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Benjamin J. Johnston, unmarried, and Emily Katherine Rhodes, unmarried,** hereinafter called the **Grantors,** have bargained and sold, and by these presents do hereby transfer and convey unto **Kelly Mechelle Smith,** 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 Traceside Section Nine of record in Document No. 20000103-0000455, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Benjamin J. Johnston and wife, Emily K. Johnston by warranty deed from Mark R. Coggin and wife, Amy H. Coggin, dated June 5, 2007 and recorded on June 8, 2007 of record in Doc. No. 20070608-0068807, Register's Office for Davidson County, Tennessee. The said Benjamin J. Johnston and Emily K. Johnston have since divorced. The said Emily K. Johnston is now known as Emily Katherine Rhodes.

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

This conveyance is subject to: Taxes for 2010, and subsequent years; The Plan, with Owner's Certificate, of record in Doc. No. 20000103-0000455 said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Book 9435, page 493, Book 9677, page 675, By-Laws in Book 9668, page 899, 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: 1501 Bellafonte Court, Nashville, Tennessee 37221.

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 27th day of October, 2009.

Benjamin J. Johnston

Emily Katherine Rhodes

State of TENNESSEE
County of DAVIDSON

On this 26th day of October, 2009 , before me the undersigned authority, personally appeared Benjamin J. Johnston, 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: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY **My Commission Expires May 2, 2011**

Notary

State of TENNESSEE
County of DAVIDSON

On this 27th day of October, 2009 , before me the undersigned authority, personally appeared Emily Katherine Rhodes , 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: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY **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 $253,000.00

Affiant

Sworn and subscribed before me this the 27th day of October, 2009

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY **My Commission Expires May 2, 2011**

Notary Public