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:T20090077668 DEEDWARR
Recvd: 11/16/09 10:05 2 pgs
Fees:13.00 Taxes:381.51
20091116-0105090

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 50272
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Richard McNeely, Jr. 376 Ash Grove Drive Nashville, Tennessee 37211	Wells Fargo Bank, NA 401 S Tryon Street 10th Floor Charlotte, NC 28202

TAX MAP-PARCEL NUMBERS: 16205005500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$103,111.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sally Reber, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Richard McNeely, Jr. single,** 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. 144 on the Plan of Southwood of record in Book 2663, pages 125 and 126, Register's Office for said County.

Said Lot No. 144 fronts 95.0 feet on the northerly margin of Ash Grove Drive and extends back 363.4 feet on the easterly line and 312.3 feet on the westerly line to a dead line in the rear, measuring 159.0 feet thereon.

Being the same property conveyed to Sally Reber Floyd by warranty deed from San-Bar Enterprises, a partnership, dated July 1, 1981 and recorded on July 2, 1981 of record in Book 5765, page 143, Register's Office for Davidson County, Tennessee. The said Sally Reber Floyd is now known as Sally Reber.

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 2010, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2663 Pages 125 and 126°, said Register's Office, which Plan shows a 30 foot minimum building setback line from Ash Grove Drive and a 10 foot easement for public utility purposes along the rear line of said lot. And a 2.5 x 20 foot utility anchor easement located on the westerly front corner of said lot. Driveway serving Lot 145 encroaches on the easterly portion of said Lot No. 144.

This is improved property, known as: 376 Ash Grove Drive, 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 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 13th day of November, 2009.

Sally Reber

State of TENNESSEE
County of DAVIDSON

On this 13th day of November, 2009 , before me the undersigned authority, personally appeared Sally Reber , 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: 9/8/2013

Notary

GREGORY POLZIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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 $103,111.00

Affiant

Sworn and subscribed before me this the 13th day of November, 2009

My Commission Expires:

PAM McBROOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

Notary Public