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:T20090088051 DEEDWARR
Recvd: 12/31/09 14:23 2 pgs
Fees:13.00 Taxes:561.35
20091231-0119144

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 50324
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Daniel R. Newell Ginny Newell 1525 Stoner Valley Hermitage, Tennessee 37076	owner

TAX MAP-PARCEL NUMBERS: 075110A01900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$151,717.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Denise C. Wakefield, James H. Wakefield, III and Mariea C. Wakefield, Heirs-at-Law of James H. Wakefield, Jr. and Denise C. Wakefield, individually**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Daniel R. Newell and spouse Ginny Newell** 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 Heritage Meadows First Revision, Phase One of record in Book 9700, page 167, Register's Office for said County to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Denise C. Wakefield, unmarried and James H. Wakefield, Jr., married by Warranty Deed from Frank Batson Homes, Inc., dated Sept. 26, 1997 and recorded on Oct. 1, 1997 of record in Book 10629, page 329, Register's Office for Davidson County, Tennessee. The said James H. Wakefield, Jr., has since died. By Affidavit of Heirship recorded prior hereto* The said Denise C. Wakefield, Mariea C. Wakefield and James H. Wakefield, III, were named as the said James H. Wakefield, Jr.'s, Sole-Heirs-at-Law.

* 20091231-0119143

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 Book 9700, Page 167, 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 10337, page 102, 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: 1525 Stoner Valley, Hermitage, Tennessee 37076

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 23rd day of December, 2009.

Denise C. Wakefield , Individually and as Heir-at-Law of James H. Wakefield, Jr.

James H. Wakefield, III, Heir-at-Law of James H. Wakefield, Jr.

Mariea C. Wakefield , as Heir-at-Law of James H. Wakefield, Jr.

State of TENNESSEE
County of DAVIDSON

On this 23rd day of December, 2009 , before me the undersigned authority, personally appeared Denise C. Wakefield and James H. Wakefield, III and Mariea C. Wakefield, 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: 8/9/2013

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 $151,717.00

Affiant

Sworn and subscribed before me this the 23rd day of December, 2009

Notary Public

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires January 12, 2010

My Commission Expires: _____