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:T20100011157 DEEDWARR
Recvd: 02/25/10 10:13 2 pgs
Fees:13.00 Taxes:1008.25
20100225-0014351

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 50360
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Layton Meng 907 Winston Place Nashville, Tennessee 37204	Tennessee Bank+Trust 9000 Carothers Pkwy Franklin TN 37067

TAX MAP-PARCEL NUMBERS: 11814001600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$272,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Marissa A. Creager, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Layton Meng, unmarried,** 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. 92 on the Plan of Woodmont Boulevard Section of Marengo Park of record in Book 1130, page 2, Register's Office for said County.

Said Lot No. 92 fronts 75 feet on the southerly margin of Winston Place and extends back between parallel lines, 172 feet to a dead line in the rear.

Being the same property conveyed to Marissa A. Creager by warranty deed from Richard N. Grugel and spouse, Cynthia Conwell Grugel, dated June 17, 1994 and recorded on June 21, 1994 of record in Book 9384, page 861, 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 2010, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1130 Page 2, said Register's Office, which Plan shows a 35 foot minimum building setback line from Winston Place and a 10 foot easement for public utility purposes along the rear and easterly lines of said lot.

This is improved property, known as: 907 Winston Place, Nashville, Tennessee 37204

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 22nd day of February, 2010.

Marissa A. Creager

State of ARIZONA

County of Maricopa

On this 22nd day of February, 2010 , before me the undersigned authority, personally appeared Marissa A. Creager , 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: July 20, 2010

Andrea Edman
Notary

Andrea Edman
Notary Public - Arizona
MARICOPA COUNTY
My Commission Expires
July 20, 2010

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 $272,500.00

Affiant

Sworn and subscribed before me this the 23rd day of February, 2010

My Commission Expires: May 8, 2012

Notary Public

PRISCILLA C. URBANEK
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY TN