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:T20100023900 DEEDWARR
Recvd: 04/22/10 10:07 2 pgs
Fees:13.00 Taxes:1801.90
20100422-0030388

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 50432
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jim Peace Shawna Peace 3705 Meadow Brook Avenue Nashville, Tennessee 37205	Jim Peace 3705 Meadowbrook Ave. Nashville, TN 37205

TAX MAP-PARCEL NUMBERS: 10405020400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$487,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Carole H. Carter, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jim *O. Peace and spouse, Shawna *Gaw Peace** 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. 439 on the Plan of Richland Realty Company's Subdivision, Division "C" of record in Book 421, page 31, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Carole H. Carter by warranty deed from Nancy A. Neil Adcock, married, dated Apr. 28, 2004 and recorded on May 5, 2004 of record in Doc. No. 20040505-0051466, Register's Office for Davidson County, Tennessee.

Braxton Lamont Carter, spouse of Carole H. Carter, joins in this conveyance solely to convey any and all marital interest he may have in subject property.

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

This conveyance is subject to: Taxes for 2010, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Plat Book 421 Page 31, said Register's Office.

This is improved property, known as: 3705 Meadowbrook Avenue, 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 20th day of April, 2010.

Carole H. Carter

Braxton Lamont Carter

State of TENNESSEE
County of DAVIDSON

On this 20th day of April, 2010 , before me the undersigned authority, personally appeared Carole H. Carter and Braxton Lamont Carter, 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.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 $487,000.00

Affiant

Sworn and subscribed before me this the 20th day of April, 2010

Notary Public

My Commission Expires: 11/7/2011

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY