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:T20100024651 DEEDWARR
Recvd: 04/26/10 13:04 2 pgs
Fees:13.00 Taxes:1439.30
20100426-0031316

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 50423
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Thomas Kleinert Nancy Kleinert 2709 Wortham Avenue Nashville, Tennessee 37215	Renasant Bank 2200 Abbott Martin Road, Suite 103 Nashville, Tennessee 37215

TAX MAP-PARCEL NUMBERS: 11702011000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$389,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Patrick H. Miller, III, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Thomas Kleinert and spouse, Nancy Kleinert** 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. 12, Block 4 on the Map of a Development of the Stokes Tract, as of record in Book 974, Page 24, Register's Office for Davidson County, Tennessee.

SAID Lot fronts 140 feet on the west side of a curve at the intersection of Wortham Avenue, formerly Midland Avenue, and Springdale Drive and runs back 130.8 feet on the north line and 157 feet on the south line to a deadline in the rear on which it measures 75 feet.

BEING the same property conveyed to Patrick H. Miller, III, unmarried, by Warranty deed from Jean Acker Wright, a widow, unmarried, dated December 15, 1995 and recorded on December 18, 1995 of record in Book 9890, Page 617, 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 Book 974, Page 24, said Register's Office, which Plan shows a 60 foot minimum building setback line from Wortham Avenue, formerly Midland Avenue.

This is improved property, known as: 2709 Wortham Avenue, Nashville, Tennessee 37215

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 April, 2010.

Patrick H. Miller, III

State of TENNESSEE
County of DAVIDSON

On this 23rd day of April, 2010, before me the undersigned authority, personally appeared Patrick H. Miller, III , 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 $389,000.00

Affiant

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

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

Notary Public