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:T20100025376 DEEDWARR
Recvd: 04/28/10 13:26 3 pgs
Fees:18.00 Taxes:491.73
20100428-0032297

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: DM Title No: 50420

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Ernest Dale Tubb, III 327 Blue Hills Drive Nashville, Tennessee 37214	Superior Bank 2301 21st Avenue S Ste 350 Nashville, Tennessee 37212

TAX MAP-PARCEL NUMBERS: 09511005600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$132,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mary S. Shipp, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ernest Dale Tubb, III** 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. 60 on the Plan of Merry Oaks, Section One of record in Book 1835, pages 67 and 68, Register's Office for said County.

Said Lot No. 60 fronts 93.3 feet on the easterly margin of Blue Hills Drive and extends back 133 feet on the northerly line and 234. 7 feet on the southerly line to a dead line in the rear, measuring 120 feet thereon.

Being the same property conveyed to Lonnie R. Shipp and wife, Mary S. Shipp by Warranty Deed from J. B. Boyd, a widower, dated March 17, 1989 and recorded on March 21, 1989 of record in Book 7797, page 260, Register's Office for Davidson County, Tennessee. The said Lonnie R. Shipp has since died, vesting title to the property in Mary S. Shipp as surviving tenant by the entirety.

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 1835 Pages 67 and 68, said Register's Office, which Plan shows a 40 foot minimum building setback line from Blue Hills Drive and a 10 foot easement for public utility purposes along the rear and northerly line(s), the width of said easement having been reduced to 5 feet by instrument of record in Book 2807, page 139, said Register's Office.

This instrument is executed on behalf of Mary S. Shipp by Richard M. Shipp pursuant to a Power of Attorney executed by her on the 3rd day of August, 2006, of record in Instrument No. 20100428-0032296 Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as: 327 Blue Hills Drive, Nashville, Tennessee 37214

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 27th day of April, 2010 .

Mary S Shipp by Richard N. Shipp AIF-in-fact

Mary S. Shipp By: Richard N. Shipp, Atty-in-Fact

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: $132,900.00

Affiant

Sworn and subscribed before me this 27th day of April, 2010

CHRISTY M. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: My Commission Expires May 2, 2011

Notary Public

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named , **Richard M. Shipp** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Mary S. Shipp** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 27th day of April, 2010

Notary Public

My Commission Expires:_____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011

EXHIBIT "A"
To
Warranty Deed

FROM: Mary S. Shipp

TO: Ernest Dale Tubb, III

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Richard M. Shipp, Affiant

Sworn to and subscribed before me this 27th day of April, 2010

Notary Public

My Commission Expires:_____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011