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:T20100040986 DEEDWARR
Recvd: 07/02/10 15:29 2 pgs
Fees:13.00 Taxes:1147.00
20100702-0052391

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 50538
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Patricia Healy Luna 3430 Benham Avenue Nashville, Tennessee 37215	SAME

TAX MAP-PARCEL NUMBERS: 117-7-189

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$310,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Harry Edward Stinson, unmarried and Deana Dugmore, unmarried,** hereinafter called the **Grantor,** have bargained and sold, and by these presents do hereby transfer and convey unto **Patricia Healy Luna** 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. 1-B, on the Plan of Zone Lot Division of Lot 1 John B. Sheridan Subdivision, of record in Book 5190, Page 790 and amended in Book 6250, Page 29, Register's Office for said County, to which Plan reference is made for a complete description.

BEING the same property conveyed to Harry E. Stinson and wife, Deana Dugmore Stinson by deed from Peter Gasiewicz and wife, Tracy Gasiewicz, dated March 3, 2006 and recorded on March 7, 2006, of record in Document No. 20060307-0026388, Register's Office for Davidson County, Tennessee. By Final Decree, Case No. 09D-1702 of the Fourth Circuit Court for Davidson County, Tennessee, Harry Edward Stinson and Deana Dugmore (formerly Stinson) were divorced.

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 5190, Page 790 and amended in Book 6250, Page 29, said Register's Office, which Plan shows a 50 foot minimum building setback line from Benham Avenue and a 10 foot easement for public utility and drainage purposes along the rear line of said lot.

This is improved property, known as: 3430 Benham 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 30th day of June, 2010.

Harry Edward Stinson

Deana Dugmore

State of TENNESSEE
County of DAVIDSON

On this 30th day of June, 2010, before me the undersigned authority, personally appeared Harry Edward Stinson, to me known (or proved to me on the basis of satisfactory evidence) to be the persons 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

On this 29th day of June, 2010, before me the undersigned authority, personally appeared Deana Dugmore, to me known (or proved to me on the basis of satisfactory evidence) to be the persons 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 $310,000.00.

Affiant

Sworn and subscribed before me this the 30th day of June, 2010.

Notary Public

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011