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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:T20100060637 DEEDWARR
Recvd: 09/27/10 11:16 2 pgs
Fees:13.00 Taxes:579.05

20100927-0076629

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 50614
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Mary Hamilton Michael Morton 1005 North 14th Street Nashville, Tennessee 37206	**SUMNER BANK & TRUST** **780 BROWNS LANE** **GALLATIN, TN 37066**

TAX MAP-PARCEL NUMBERS: 08301038900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$156,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Willis Manning Farris, II , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mary Hamilton and Michael Morton, joint tenants with rights of survivorship** 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 the northerly 50 feet of the southerly 153.18 feet of the westerly 150 feet of Lot No. 2, Block "A" on the Map of Weakley Place Eastland, as of record in Book 161, page131, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 2 fronts 50 feet on the easterly side of North 14th Street and runs back between parallel lines parallel lines parallel with and 1036.48 feet northerly from Benjamin Street 150 feet to a dead line.

Being the same property conveyed to Willis Manning Farris, II, married by warranty deed from Beausejour Allen C. DeLoach, unmarried, dated April 29, 1996 and recorded on April 30, 1996 of record in Book 10031, page 205, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated Aug. 11, 1998, recorded on August 13, 1998 of record in Book 11063, page 872, said Register's Office, Marilyn Aline Derden conveyed her interest in subject property to Willis Manning Farris, II, pursuant to the terms and conditions of the Final Decree of Divorce, Docket No. 96D-122, in the Circuit Court 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; All Matters shown on the Plan, with Owner's Certificate, of record in Book 161 Page 131, said Register's Office.

This is improved property, known as: 1005 N 14th Street, Nashville, Tennessee 37206

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 24th day of September, 2010.

Willis Manning Farris, II

State of Tennessee
County of Davidson

On this 24th day of September, 2010 , before me the undersigned authority, personally appeared Willis Manning Farris, II, 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: 9/8/2013

Notary

GREGORY POLZIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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 $156,500.00

Affiant

Sworn and subscribed before me this the 24th day of September, 2010

My Commission Expires: 5/6/13

Notary Public