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:T20100065858 DEEDWARR
Recvd: 10/18/10 12:39 2 pgs
Fees:13.00 Taxes:925.00
20101018-0083244

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 50623
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Robert D. Higgins Susan M. Higgins 5500 Cottonport Drive Brentwood, Tennessee 37027	SAME

TAX MAP-PARCEL NUMBERS: 171080A02700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$250,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Judy F. Ware , unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Robert D. Higgins and spouse, Susan M. Higgins** 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. 27 on the Plan of Cottonport Plantation, Phase I, of record in Book 6900, pages 529 and 530, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Judy F. Ware, an unmarried person by warranty deed from Carol A. Penterman and husband, John E. Hoomes, dated Nov. 30, 2005 and recorded on Dec. 1, 2005 of record in Doc. No. 20051201-0144592, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to: Taxes for 2011, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, Pages 529 and 530, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 7430, page 784, amended in Book 7565, page 57, Book 7824, page 254, Book 7637, page 925, Book 8313, page 932, Book 10775, page 37, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 5500 Cottonport Drive, Brentwood, Tennessee 37027

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 14th day of October, 2010.

Judy F. Ware

State of TENNESSEE
County of DAVIDSON

On this 14th day of October, 2010 , before me the undersigned authority, personally appeared Judy F. Ware, 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.

Notary

My Commission Expires: My Commission Expires May 2, 2011

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 $250,000.00

Affiant

Sworn and subscribed before me this the 14th day of October, 2010

Notary Public

My Commission Expires: My Commission Expires May 2, 2011

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY