RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
[illegible] Cleveland Jones Rd., Ste. 110
[illegible], TN 37216
File # 29139
Davidson County File Box 8-B

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:T20100074561 DEEDWARR
Recvd: 11/24/10 11:22 2 pgs
Fees:13.00 Taxes:5201.92
20101124-0094181

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 50708
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Marc P. Dennis Kennon Dennis 301 Clarendon Avenue Nashville, Tennessee 37205	NEW OWNER

TAX MAP-PARCEL NUMBERS: 11610010200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,405,925.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Bart Ashley, married**, hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Marc P. Dennis and spouse, Kennon K. Dennis** 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 Nashville, Davidson County, Tennessee, being Lot 15 and part of Lot 12 on the Map of Bransford Realty Company's Berkeley Hills Subdivision of record in Plat Book 547, pages 57 and 58, Register's Office for Davidson County, Tennessee, and described according to a property survey by John Kohl and Company dated August 19, 1998, Patrick S. Coode, Tennessee License No. 855, as follows:

Beginning in the north right of way of Cornwall Avenue at the corner of Lots 14 and 15; thence along said right of way N 63 deg. 34 min. 43 sec. W, 100.89 feet to the beginning of a curve; thence along a curve to the right, having a radius of 50 feet, a distance of 81.60 feet to the easterly right of way of Clarendon Avenue; thence with said Clarendon Avenue N 29 deg. 55 min. 55 sec. E, 85.31 feet; thence along a curve to the right, having a radius of 172.22 feet, a distance of 92.65 feet; thence leaving said Clarendon Avenue S 57 deg. 15 min. 00 sec. E 121.14 feet to an iron pipe at the corner of Lots 14 and 15; thence along the line of Lots 14 and 15 S 27deg. 38 min. 42 sec. W 211.50 feet to the point of beginning and containing 0.72 acres, more or less.

Being the same property conveyed to Bart Ashley, unmarried, by Warranty Deed from Bratschi Johnston, married, dated June 19, 2003 and recorded on June 30, 2003, of record as Doc. No. 20030630-0089729 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 2011, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 547 Pages 58 and 58, said Register's Office.

Laurie Matravers Ashley, spouse of Bart Ashley, joins in execution of this instrument solely to convey any marital interest she may have in the subject property.

This is improved property, known as: 301 Clarendon Avenue, Nashville, Tennessee 37205

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 19th day of November, 2010.

Bart Ashley

Laurie Matravers Ashley

State of TENNESSEE
County of DAVIDSON

On this 19th day of November, 2010, before me the undersigned authority, personally appeared Bart Ashley 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.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: **My Commission Expires May 2, 2011**

Notary

State of TENNESSEE
County of DAVIDSON

On this 22nd day of November, 2010, before me the undersigned authority, personally appeared Laurie Matravers Ashley , 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.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: **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 $1,405,925.00

Affiant

Sworn and subscribed before me this the 22nd day of November, 2010

BETH M. BROCK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires: _____

My Commission Expires FEB. 19, 2013