BILL GARRETT, Davidson County
Trans:T20100079957 DEEDWARR
Recvd: 12/20/10 14:44 2 pgs
Fees:13.00 Taxes:555.00
20101220-0101131

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

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 50712
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
J. Michael McFarlin, d/b/a M & S Realty P. O. Box 100225 Nashville, Tennessee 37224-0225	SAME

TAX MAP-PARCEL NUMBERS: 10609004400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$150,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Beatrice L. Templeton, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **J. Michael McFarlin, d/b/a M & S Realty** 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 in the 6th Civil District of said County, and described partially according to a survey of Parrish-Ragan, Inc., dated December 22, 1970, as follows:

BEGINNING at an iron stake in the southerly margin of Kelvington Boulevard, 140 feet west of an iron stake at the entrance to Foster Avenue; thence leaving said Boulevard South 2 degrees, 23 minutes West 264.54 feet to an iron stake; thence North 88 degrees 04 minutes West passing a concrete monument at 130.18 feet in all 132.22 feet to a point; thence North 5 degrees 47 minutes East 265 feet to an iron stake in the southerly margin of Kelvington Boulevard; thence with the same south 88 degrees 07 minutes east 116.5 feet to the point of beginning, containing .88 acres more or less together with the rights in and to an easement for Ingress and Egress 20 feet wide over the southerly part of the land lying to the east of the hereinabove described property and together with an easement for ingress and egress for gas pumps located thereon being 43 feet in width lying west of the hereinabove described property.

BEING the same property conveyed to James H. Lofton and wife, Beatrice Lofton, by Installment Deed from Anne Davis Hayes dated February 1, 1971 and recorded on February 10, 1971, of record in Book 4478, Page 831, Register's Office for Davidson County, Tennessee. James H. Lofton has since died, thereby leaving Beatrice Lofton, now known as Beatrice L. Templeton, as surviving tenant by the entirety.

The herein described property is commercial property and is not now nor ever has been the principal place of residence of the grantor herein.

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; Easement Agreement reducing the 30 foot easement to a 20 foot easement along the southerly line of subject property of record in Book 4176, Page 657, said Register's Office.

This is improved property, known as: 531 Woodycrest Avenue, Nashville, Tennessee 37210-4322.

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 17th day of December, 2010.

Beatrice L. Templeton

Beatrice L. Templeton

State of TENNESSEE
County of DAVIDSON

On this 17th day of December, 2010, before me the undersigned authority, personally appeared Beatrice L. Templeton, to me known (or proved to me on the basis of satisfactory evidence) to be the person 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 $150,000.00.

Affiant

Sworn and subscribed before me this the 17th day of December, 2010.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: My Commission Expires May 2, 2011

Notary Public