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:T20110005410 DEEDWARR
Recvd: 01/27/11 10:27 3 pgs
Fees:18.00 Taxes:1757.50
20110127-0007521

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 50744
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Serenity Properties, LLC 7917 Coppock Road Corryton, Tennessee 37721	James M. McFarlin P.O. Box 100225 Nashville, Tennessee 37224

TAX MAP-PARCEL NUMBERS: 10607001100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$475,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James M. McFarlin**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Serenity Properties, LLC** 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 Lots Nos. 58, 59 and 60 of the W. B. Baird Subdivision of Oakland, recorded in Book 332, page 120, Register's Office for said County and also described according to a survey by Phillip E. Holmes, Jr., TN RLS No. 1728, dated December 26, 2010, attached hereto as Exhibit "A".

Said Lot No. 58 fronts 133 feet on the westerly side of Elmwood Avenue, now known as Poplar Street, and runs back on the southerly line 165 feet and on the northerly line175 feet (172.81 feet survey), along the southerly margin of the right of way of the N.C. & St. L. Railway, to the easterly margin of Lot No. 57 on said Plan, on which it measures 84 feet.

Said Lot No. 59 fronts 100 feet on the westerly side of Elmwood Avenue, now known as Poplar Street, and runs back between parallel lines, 165 feet to the easterly margin of Lot No. 57 on said Plan.

Said Lot No. 60 fronts 100 feet on the westerly side of Elmwood Avenue, now known as Poplar Street, and runs back between parallel lines, 165 feet to the easterly margin of Lot No. 56 on said Plan.

Being the same property conveyed to James M. McFarlin, by Installment deed from John R. Jones, a single person, dated April 6, 1977 and recorded on April 6, 1977 of record in Book 5131, page 754, 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 Matter shown on the Plan, with Owner's Certificate, of record in Book 332 Page 120, said Register's Office; All matters shown on the survey by Phillip E. Holmes, Jr., TN RLS No. 1728, dated December 26, 2010, attached hereto as Exhibit "A"; Easement for sanitary sewers and/or drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee by instrument of record in Book 4793, page 696, said Register's Office.

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

This is improved property, known as: 615 Poplar Street, Nashville, Tennessee 37210-4513

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 25th day of January, 2011.

James M McFarlin

James M. McFarlin

State of TENNESSEE
County of DAVIDSON

On this 25th day of January, 2011 , before me the undersigned authority, personally appeared James M. McFarlin, 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: 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 $475,000.00

Affiant

Sworn and subscribed before me this the 25th day of January, 2011

Notary Public

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY **My Commission Expires May 2, 2011**

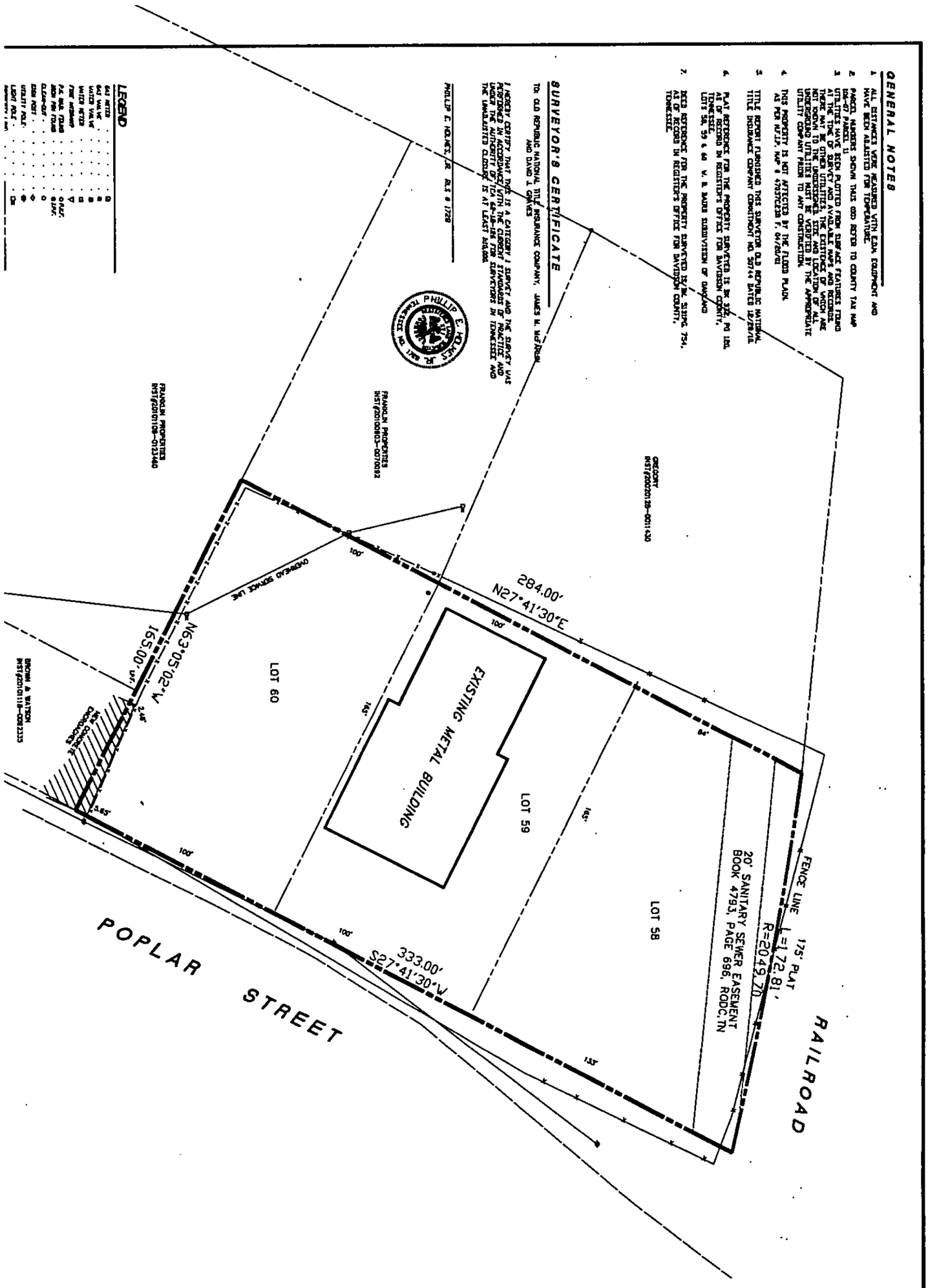


EXHIBIT "A"

ALTA AS-BUILT SURVEY

POPLAR STREET

AVIDSON COUNTY, TENNESSEE

FILE NUMBER 10017

DATE OF SURVEY: 12/26/10

REVISION

DRAWN BY: PHILLIP E. HOLMES, JR.

VOLUNTEER
LAND SURVEYING SERVICES
PO BOX 368 , LEBANON, TENNESSEE 37088
615-266-3588