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:T20110006619 DEEDWARR
Recvd: 02/02/11 08:51 2 pgs
Fees:13.00 Taxes:580.90
20110202-0009124

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 50758
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Justin Hughes Celia Hughes 3853 Knight Drive Whites Creek, Tennessee 37189	New Owner

TAX MAP-PARCEL NUMBERS: 04000008600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$157,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Aaron Jerome and spouse, Amy Jerome**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Justin Hughes and spouse, Celia Hughes** 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, according to a survey by Donald W. Fortner #1072, Madison, TN, dated February 26, 1998, and being more particularly described as follows:

Beginning at a point in the northerly margin of Knight Road located 25.00 feet from the centerline of Knight Road and North 00 deg. 15' 20" West 5.00 feet from an iron pin reference point, said point of beginning being the southeast corner of the property conveyed to Roy L. Davis and wife, Glenda Davis as recorded in Deed Book 7882, page 964, Register's Office for Davidson County, Tennessee; thence with Davis' easterly line North 00 deg. 15' 20" West 333.04 feet to an iron pin; thence North 4 deg. 30' East 265.00 feet to an iron pin; thence North 85 deg. 30' West 125.00 feet to an iron pin in a fence line; thence with the fence line North 4 deg. 28' 54" East 499.12 feet to an existing auger bit; thence North 75 deg. 34' 23" East 246.06 feet to an iron pin at a corner fence post; thence South 65 deg. 29' 18" East 29.22 feet to an iron pin at a corner fence post; thence with an existing fence line South 2 deg. 28' 21" East 1226.98 feet to an iron pin in the edge of a drainage ditch; thence North 86 deg. 40' 31" West 108.80 feet to a point in a drainage ditch; thence with the margin of Knight Road along a curve having a radius of 414.18 feet and a chord bearing of North 65 deg. 18' 07" West 157.29 feet and an arc length of 158.25 feet to the point of beginning and containing 7.116 acres more or less.

Together with an easement for ingress and egress as reserved in the deed of record in Book 7882, page 964, said Register's Office and as set forth in the Granting of Easement and/or Right of Way for Water Line of record in Book 8131, page 488, said Register's Office. Said easement is also shown on the plat of adjacent property of record in Book 6200, page 872, said Register's Office.

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; Restrictions contained in an instrument of record in Book 2096, page 174, said Register's Office; An easement for ingress and egress as reserved in the deed of record in Book 7882, page 964, said Register's Office and as set forth in the Granting of Easement and/or Right of Way for Water Line of record in Book 8131, page 488, said Register's Office. Said easement is also shown on the plat of adjacent property of record in Book 6200, page 872, said Register's Office

Being the same property conveyed to Aaron Jerome and wife, Amy Jerome, by Bankruptcy Trustee's Deed from Eva M. Lemeh, Trustee, dated March 8, 2004 and recorded on March 9, 2004, of record in Doc. No. 20040309-0027122 Register's Office for Davidson County, Tennessee.

This is improved property, known as: 3853 Knight Drive, Whites Creek, Tennessee 37189

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 31st day of January, 2011.

Aaron Jerome

Amy Jerome

State of TENNESSEE
County of DAVIDSON

On this 31st day of January, 2011 , before me the undersigned authority, personally appeared Aaron Jerome Amy Jerome , 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 $157,000.00

Affiant

Sworn and subscribed before me this the 31st day of January, 2011

Notary Public

My Commission Expires: 9/3/12

AMY LEATHERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Wldoc: Deed Wty—12/92