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:T20110006848 DEEDWARR
Recvd: 02/02/11 14:46 2 pgs
Fees:13.00 Taxes:732.60
20110202-0009444

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 50760
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Bryant S. Mayne 6636 Jocelyn Hollow Road Nashville, Tennessee 37205	Franklin American Mortgage Company 501 Corporate Centre Drive, Suite 400 Franklin, TN 37067

TAX MAP-PARCEL NUMBERS: 12905004800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$198,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **D. Keithly Griffin , unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Bryant S. Mayne, an unmarried person** 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. 968 on the Plan of West Meade Farms, Inc., Section XVI of record in Book 2663, page 56, Register's Office for said County, to which plan reference is made for a more complete description. Together with an easement for purposes of a driveway turnaround of record in Book 8184, page 711, said Register's Office.

Being the same property conveyed to D. Keithly Griffin, an unmarried person, by Warranty Deed from Fred W. Bluestone and wife, Patricia W. Bluestone, dated August 17, 1990 and recorded on August 29, 1990, of record in Book 8184, page 713, 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 Book 2663 Page 56, said Register's Office, which Plan shows a 75foot minimum building setback line from Jocelyn Hollow Road and a 20 foot easement for public utility purposes along the rear line and a 2.5 x 25 foot utility anchor easement located on the corner of said lot; Easement for purposes of a driveway turn around of record in Book 8184, page 711, said Register's Office.

This is improved property, known as: 6636 Jocelyn Hollow Road, 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 28th day of January, 2011.

D. Keithly Griffin

State of TENNESSEE
County of DAVIDSON

On this 28th day of January, 2011 , before me the undersigned authority, personally appeared D. Keithly Griffin , 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: **My Commission Expires May 2, 2011**

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 $198,000.00

Affiant

Sworn and subscribed before me this the 28th day of January, 2011

Notary Public

My Commission Expires: 01/07/2013

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.