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:T20110010431 DEEDWARR
Recvd: 02/18/11 14:03 2 pgs
Fees:13.00 Taxes:5365.00
20110218-0014057

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 50757
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
John K. Aron Carey C. Aron 34 Lynnwood Lane Nashville, Tennessee 37205	new owner

TAX MAP-PARCEL NUMBERS: 11607013200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,450,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gerald E. Sheridan and spouse, Catherine R. Sheridan,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **John K. Aron and Carey C. Aron, husband and wife,** 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, being Lot No. 1 on the Plan of Resubdivision of 300 Lynnwood Boulevard, Lynnwood Land Company of record in Doc. No. 20051101-0131971, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Gerald E. Sheridan and Catherine R. Sheridan, husband and wife by warranty deed from Lynnwood Land Company, a Tennessee general partnership, dated March 27, 2007 and recorded on March 29, 2007 of record in Doc. No. 20070329-0037617, 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 Doc. No. 20051101-0131971, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description.

This is improved property, known as: 34 Lynnwood Lane, 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 15th day of February, 2011.

Gerald E. Sheridan

Catherine R. Sheridan

State of TENNESSEE
County of DAVIDSON

On this 15th day of February, 2011 , before me the undersigned authority, personally appeared Gerald E. Sheridan and Catherine R. Sheridan , 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 $1,450,000.00

Affiant

Sworn and subscribed before me this the 15th day of February, 2011

Notary Public

My Commission Expires: 9/8/13

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.