File Box 8

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:T20110013464 DEEDWARR
Recvd: 03/07/11 11:07 2 pgs
Fees:13.00 Taxes:1739.00
20110307-0017877

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 50752
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Susan Claudia Knauer Stengel 158 Valley Forge Nashville, Tennessee 37205	SAME

TAX MAP-PARCEL NUMBERS: 116080G15800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$470,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Donah Jean Burgess, Trustee, of the Donah Jean Burgess Revocable Living Trust, dated August 23, 1994,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Susan Claudia Knauer Stengel** 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. 158 on the Revised Plan of Sugartree, Phase 3, of record in Book 5050, pages 67 through 71, amended in Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, Book 5238, page 93, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Roger L. Burgess and spouse, Donah J. Burgess, by Warranty Deed from John G. Russell, Jr., and Donna M. Russell, both unmarried, dated December 1, 1999 and recorded on December 3, 1999, of record in Book 11768, page 822, Register's Office for Davidson County, Tennessee. By Quitclaim deed dated April 6, 2000, recorded on April 10, 2000, of record in Doc. No. 200004100035678, Roger L. Burgess conveyed his interest in subject property to Donah J. Burgess. By Quitclaim Deed dated July 3, 2001, recorded on July 5, 2001, of record in Doc. No. 20010705-0071742, subject property was conveyed to Donah Jean Burgess, Trustee of the Donah Jean Burgess Revocable Living Trust, dated August 23, 1994.

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 5050, pages 67 through 71, amended in Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, Book 5238, page 93, Register's Office for said County, to which Plan reference is hereby made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Book 4857, page 157, amended in Book 4911, page 356, Book 4996, page 126, Book 5003, page 688, Book 5087, page 220, Book 5152, page 401, Book 5514, page 138, Book 5691, page 61, Book 11758, page 466, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 158 Valley Forge, 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 4th day of March, 2011.

Donah Jean Burgess

Donah Jean Burgess, Trustee

State of TENNESSEE

County of DAVIDSON

On this 4th day of March, 2011 , before me the undersigned authority, personally appeared Donah Jean Burgess, Trustee, 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 $470,000.00

Affiant

Sworn and subscribed before me this the 4th day of March, 2011

Notary Public

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011