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:T20110023259 DEEDWARR
Recvd: 04/20/11 10:23 2 pgs
Fees:13.00 Taxes:1480.00
20110420-0030398

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 50784
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Carol G. Polston, Trustee 105 Jamesborough Court Nashville, Tennessee 37215	SAME

TAX MAP-PARCEL NUMBERS: 131070A00900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$400,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Donna Scott, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Carol G. Polston, Trustee of the Carol G. Polston Revocable Trust** 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. 9 on the Plan of Hillsborough Place, Phase II and III of record in Book 5200, page 160, Register's Office for said County.

Said Lot No. 9 fronts 72.26 feet on the broken southerly margin of Jamesborough Court and extends back 120.00 feet on the easterly line and 100.31 feet on the westerly line to a dead line in the rear, measuring 65.00 feet thereon.

Being the same property conveyed to Donna Scott by Warranty deed from Betty M. Berry, unmarried, dated September 30, 2003 and recorded on October 3, 2003, of record in Doc. No. 20031003-0146515, Register's Office for Davidson County, Tennessee.

John W. Eley, spouse of Donna Scott, joins in this conveyance solely to convey any and all marital interest he may have in subject property.

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 5200 Page 160, said Register's Office, which Plan shows a 20 foot minimum building setback line from Jamesborough Court and the rear line, a 10 foot easement for public utility and drainage purposes along the rear line and a 5 foot minimum setback line from each side line. Restrictions and use limitations of record in book 5151, page 50, Book 5240, page 165 amended in Book 5292, page 134 re-recorded in Book 5332, page 212, said Register's Office.

This is improved property, known as: 105 Jamesborough Court, Nashville, Tennessee 37215

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 April, 2011.

Donna Scott **John W. Eley**

State of TENNESSEE
County of DAVIDSON

On this 15th day of April, 2011 , before me the undersigned authority, personally appeared Donna Scott and John W. Eley, 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 May 2, 2011

My Commission Expires: _____

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 $400,000.00

Affiant

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

My Commission Expires: 9/8/2013

Notary Public

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.