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:T20110028794 DEEDWARR

Recvd: 05/13/11 15:55 2 pgs

Fees:13.00 Taxes:753.88

20110513-0036993

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 50868

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Beverly A. Blakely Raymond Blakely 1009 Seymour Avenue Nashville, Tennessee 37206	Bank of America, N.A 6400 Legacy Drive Plano, TX.78024

TAX MAP-PARCEL NUMBERS: 08305000400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$203,750.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Brian K. Mann, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Beverly A. Blakely and Raymond Blakely, wife and husband** 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 part of Lot No. 6 in the division of the Estate of John Hobson, described as follows:

Beginning in the center of Seymour Avenue at a point 250 feet East of the piece of ground formerly owned by A.W. Hooker, Trustee, the subdivision of which is of record in Book No. 57, page 131, Register's Office for said County; thence northerly at right angles 208 feet, more or less, to a point of land owned by Charlie Black, thence westerly with the line of Charlie Black's property 50 feet, thence southerly 208 feet, more or less, to the beginning.

Together with and subject to as an appurtenance thereto, a joint driveway agreement of record in Book 7621, page 855, said Register's Office.

Being the same property conveyed to Brian K. Mann by Warranty Deed from Michael O'Neill, unmarried, dated June 30, 2003 and recorded on July 1, 2003, of record in Doc. No. 20030701-0090784, 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; Joint Driveway Agreement of record in Book 7621, page 855, said Register's Office; Title to that portion of the premises embraced within the bounds of Seymour Avenue and all restrictions easements and planning instruments of record.

This is improved property, known as: 1009 Seymour Avenue, Nashville, Tennessee 37206

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 13th day of May, 2011.

Brian K. Mann

State of Tennessee
County of Davidson

On this 13th day of May, 2011 , before me the undersigned authority, personally appeared Brian K. Mann, 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: 9/8/13

Notary

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 $203,750.00

Affiant

Sworn and subscribed before me this the 13th day of May, 2011

Notary Public

My Commission Expires: JULY 8, 2013

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 8, 2013