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:T20110030075 DEEDWARR
Recvd: 05/20/11 10:02 2 pgs
Fees:13.00 Taxes:1073.00
20110520-0038690

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 50863
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
John T. Kelley Natalie S. Kelley 7423 Indian Creek Road Nashville, Tennessee 37209	Regions Bank dba Regions Mortgage Dept. 2520 P.O. Box 2153 Birmingham, AL 35287

TAX MAP-PARCEL NUMBERS: 1000005100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$290,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jack S. Shawver and spouse, Vicki Shawver**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John T. Kelley and spouse, Natalie S. Kelley** 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. 13 on the Plan of Rowena O'Brien Farm Section 1 of record in Book 4955, page 77, Register's Office for said County.

Said Lot No. 13 fronts 380.00 feet on the easterly margin of Indian Creek Road and extends back 442.41 feet on the northerly line and 531.56 feet on the southerly line to a dead line in the rear, measuring 390.32 feet thereon.

Being the same property conveyed to Jack S. Shawver and wife, Vicki Shawver by Warranty Deed from Farin Wayne Smith and wife, Mary Elana Smith recorded on May 7, 2009, of record in Doc. No. 20090507-0042183 Register's Office for Davidson County, Tennessee.

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; The Plan, with Owner's Certificate, of record in Book 4955 Page 77, said Register's Office, which Plan shows a 150 foot minimum building setback line from Indian Creek Road and areas labeled 1 and 2 for sewage soil absorption along the front portion of said lot; Restrictions of record in Book 5124, page 355, Register's Office for said County.

This is improved property, known as: 7423 Indian Creek Road, Nashville, Tennessee 37209

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 18th day of May, 2011.

Jack S. Shawver

Vicki Shawver

State of TENNESSEE
County of DAVIDSON

On this 18th day of May, 2011 , before me the undersigned authority, personally appeared Jack S. Shawver Vicki Shawver , 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:
March 3, 2015

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 $290,000.00

Affiant

Sworn and subscribed before me this the 18th day of May, 2011

My Commission Expires: May 6, 2013

Notary Public

KIMBERLY R. DOUGHER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN