PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys at Law
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Nashville, Tennessee 37205
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Box 8

BILL GARRETT, Davidson County
Trans:T20110030845 DEEDWARR
Recvd: 05/24/11 12:09 2 pgs
Fees:12.00 Taxes:0.00
20110524-0039697

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

Prepared from information furnished by the parties without benefit of title examination

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
David M. Banning 1213 Howard Avenue Nashville, TN 37216	SAME

TAX MAP-PARCEL NUMBERS: 072-03-0 146.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good or valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Katherine Rose Banning** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David M. Banning,** 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 the westerly half of Lot No. 162 on the Plan of Inglewood Place of record in Book 332, page 101, Register's Office said County.

Said part of Lot No. 162 fronts 50.0 feet on the northerly side of Howard Avenue and runs back between parallel lines 205.0 feet to a dead line.

Being the same property conveyed to David M. Banning and spouse, Katherine Rose Banning by Warranty Deed from Patricia A. Richards, unmarried, dated June 29, 2007 and recorded July 2, 2007, of record in Doc. No. 20070702-0078855, Register's Office for Davidson County, Tennessee.

Description Reference: This is the same description used in the deed immediately prior to this one.

This conveyance is subject to: Taxes for 2011, and subsequent years; All matters shown on the Plan with Owner's Certificate, of record in Book 332, page 101, said Register's Office; Easement for Sanitary Sewers and or Storm Drainage to the Metropolitan Government of Nashville and Davidson County, of record in Book 4277, page 810, said Register's Office; Driveway Agreement of record in Doc. No. 20030926-0142770 and Doc. No. 20070420-0047418, said Register's Office.

This is property, known as: 1213 Howard Avenue, Nashville, Tennessee 37216

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 12 day of MAY, 2011

Katherine Rose Banning

Katherine Rose Banning

State of ~~TENNESSEE~~ Torii Station, U.S. Army
County of ~~DAVIDSON~~ Okinawa, Japan

On this 12 day of MAY, 2011, before me the undersigned authority, personally appeared **Katherine Rose Banning**, 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.

Jas S. Holl

Notary

JAMES S. HOLLOMAN, SPC, USA
Paralegal Specialist

OFFICE OF THE STAFF JUDGE ADVOCATE, USASG
NOTARIAL POWERS GRANTED BY 10 U.S.C. 1044a

My Commission Expires: INDEFINITE
I.A.W. 10 U.S.C. §1044a

State of ~~Tennessee~~ Torii Station, U.S. Army
County of Okinawa, JAPAN

AFFIDAVIT

This conveyance is executed pursuant to a property settlement in the dissolution of a marriage, and is exempt from the transfer tax pursuant to *Tennessee Code Annotated*, Sec. 67-4-409(a)(3)(E).

Katherine Rose Banning

Affiant

Sworn and subscribed before me on 12 MAY, 2011.

Jas S. Holl

Notary Public

JAMES S. HOLLOMAN, SPC, USA
Paralegal Specialist

OFFICE OF THE STAFF JUDGE ADVOCATE, USASG
NOTARIAL POWERS GRANTED BY 10 U.S.C. 1044a

My Commission Expires: INDEFINITE
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