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:T20110031334 DEEDWARR
Recvd: 05/26/11 08:33 2 pgs
Fees:13.00 Taxes:1476.30
20110526-0040246

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 50876
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Ford Scudder 2174 Golf Club Lane Nashville, Tennessee 37215	Pinnacle National Bank 150 3rd Avenue South, Suite 900 Nashville, TN 37201

TAX MAP-PARCEL NUMBERS: 117070A17400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$399,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ruth S. Hamilton, a widow who has not remarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Ford Scudder, an unmarried man** 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 Building Site 174 on the Plan of Gloucester Square of record in Book 4460, page 50, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to William M. Hamilton and wife, Ruth S. Hamilton, by Warranty Deed from Dudley E. Casey and wife, Lillian B. Casey, dated April 23, 1975 and recorded on April 23, 1975, of record in Book 4906, page 583, Register's Office for Davidson County, Tennessee. The said William M. Hamilton has since died.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

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 4460, Page 50, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 4548, page 217, Book 5915, page 274, Doc. No. 20110412-0028198 and Doc. No. 20110412-0028197 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: 2174 Golf Club Lane, 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 25th day of May, 2011.

Ruth S. Hamilton

Ruth S. Hamilton

State of TENNESSEE
County of DAVIDSON

On this 25th day of May, 2011 , before me the undersigned authority, personally appeared Ruth S. Hamilton, 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 $399,000.00

Affiant

Sworn and subscribed before me this the 25th day of May, 2011 .

My Commission Expires: 01/07/2013

AMANDA VAUGHN
Notary Public
State of Tennessee
DAVIDSON COUNTY

Notary Public