File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

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Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20110035722 DEEDWARR
Recvd: 06/15/11 11:30 2 pgs
Fees:13.00 Taxes:810.30
20110615-0045758

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 50888
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Shiu Bun Leung Deborah Kay Leung 118 Harpeth Valley Road Nashville, Tennessee 37221	Reliant Bank 1736 Carothers Parkway, Suite 100 Brentwood, Tennessee 37027

TAX MAP-PARCEL NUMBERS: 12716001800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$219,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Phillip E. Jones and spouse, Marjorie G. Jones**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Shiu Bun Leung and spouse, Deborah Kay Leung** 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. 59 on the Plan of Bellevue Manor of record in Book 3600, pages 32 and 33, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Phillip E. Jones and wife, Marjorie G. Jones and Phillip O. Jones and wife, Katherine B. Jones by Warranty Deed from Nancy J. Zang and husband, Allen Zang, dated May 21, 1993 and recorded on May 25, 1993, of record in Book 8957, page 574, Register' Office for Davidson County, Tennessee. By Quitclaim Deed dated December 7, 2005 and recorded on December 12, 2005, of record in Doc. No. 20051212-0148862, said Register's Office, the said Katherine B. Jones and Phillip O. Jones conveyed their interest in subject property to Phillip E. Jones and Marjorie G. Jones.

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 3600 pages 32 and 33, said Register's Office, which Plan shows a 40 foot minimum building setback line from Harpeth Valley Road and a 10 foot easement for public utility and drainage purposes along the rear line, a 2.5 by 25 foot utility anchor easement located on the northeasterly front corner of said Lot and a 2.0 by 15 foot utility anchor easement located on the westerly portion of the front line of said Lot.

This is improved property, known as: 118 Harpeth Valley Road, Nashville, Tennessee 37221

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 10th day of June, 2011.

Phillip E. Jones

Marjorie G. Jones

State of TENNESSEE
County of DAVIDSON

On this 10th day of June, 2011 , before me the undersigned authority, personally appeared Phillip E. Jones Marjorie G. Jones , 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 $219,000.00

Affiant

Sworn and subscribed before me this the 10th day of June, 2011

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES: March 3, 2015

Notary Public