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:T20110046516 DEEDWARR
Recvd: 08/01/11 12:10 2 pgs
Fees:13.00 Taxes:203.50
20110801-0058728

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 50973
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Michele Johnson 3514 Hobson Pike Hermitage, Tennessee 37076	SAME

TAX MAP-PARCEL NUMBERS: 05209018000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$55,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **C. H. Travis, Jr. and spouse, Mary Frances Travis,** hereinafter called the **Grantor,** have bargained and sold, and by these presents does hereby transfer and convey unto **Michele Johnson** 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 parts of Lots Nos. 59, 60 and 61 on the plan of Woodale Grove Annex Subdivision of part of J. H. Gothard's Lands, of record in Book 547, pages 109 and 110, Register's Office for said County.

Said property adjoins and fronts 147.2 feet, more or less, on the southeasterly margin of Miami Avenue, as widened, and extends back 120 feet, more or less, on the southwesterly line and 119 feet , more or less, on the northeasterly line to a line in the rear, measuring 135.5 feet thereon.

Being the same property conveyed to C. H. Travis, Jr. and spouse, Mary Frances Travis by Warranty Deed from Evenlyn Estep, Kenneth Paul Atkison and E. G. Wilson, devisees under the Will of Elizabeth A. Johnson Doyle dated September 27, 1990 and recorded on October 3, 1990 of record in Book 8209, page 371, 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; All matters shown on the Plan of record in Book 547, Pages 109 and 110, said Register's Office; Easement for sewerage pumps, service lines, ingress/egress purposes and appurtenances to the Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 11764, Page 169, said Register' Office.

This is improved property, known as: 2660 Miami Avenue, Nashville, Tennessee 37214

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 28th day of July, 2011.

C. H. Travis, Jr.

Mary Frances Travis

State of TENNESSEE
County of DAVIDSON

On this 28th day of July, 2011 , before me the undersigned authority, personally appeared C. H. Travis, Jr. and Mary Frances Travis , 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.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:

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 $55,000.00

Affiant

Sworn and subscribed before me this the 28th day of July, 2011

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:

MY COMMISSION EXPIRES: March 3, 2015

Notary Public