RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN [illegible]
FTEC File # 30214
(Davidson County Tax Map: 9-B)

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:T20110059470 DEEDWARR
Recvd: 09/26/11 09:41 2 pgs
Fees:13.00 Taxes:1798.20
20110926-0074109

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

W & I Ref:(DM) Title No: 51004
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Charles L. Howorth Hillary N. Newton 3426 Trimble Road Nashville, TN 37215	Pinnacle National Bank 150 3rd Ave.S. #900 Nashville, TN 37201

TAX MAP-PARCEL NUMBERS: 13105002300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$486,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William Towery and spouse, Jacqueline Thompson Towery**, hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Charles L. Howorth and Hillary N. Newton, as joint tenants with right of survivorship**, 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. 42 on the Plan of Russwood Heights of record in Book 2133, pages 12 and 13 Register's Office said County.

Said Lot No. 42 fronts 116.5 feet on the easterly margin of Trimble Road and extends back 337.4 feet on the northerly line and 340.7 feet on the southerly line to a dead line in the rear, measuring 116.7 feet thereon.

Being the same property conveyed to William Towery and Jacqueline Thompson, as joint tenants with rights of survivorship, by Warranty Deed from John P.G. Thompson, unmarried, dated April 25, 2008 and recorded on April 29, 2008, of record in Doc. No. 20080429-0043662, Register' Office for Davidson County, Tennessee. The said Jacqueline Thompson is now known as Jacqueline Thompson Towery.

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 2133 Page 12 and 13, said Register's Office, which Plan shows a 75foot minimum building setback line from Trimble Road and a 10 foot easement for public utility purposes along the rear line(s).

This is improved property, known as: 3426 Trimble Road, 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 23rd day of September, 2011.

William Towery

Jacqueline Thompson Towery

State of TENNESSEE
County of DAVIDSON

On this 23rd day of September, 2011 , before me the undersigned authority, personally appeared William Towery and Jacqueline Thompson Towery , 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: 9/8/2013

Notary

GREGORY POLZIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

AFFIDAVIT

State of TENNESSEE
County of DAVIDSON

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $486,000.00

Affiant

Sworn and subscribed before me this the 23rd day of September, 2011

My Commission Expires: _____

Notary Public

KELLY E. BACON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014