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:T20110060978 DEEDWARR
Recvd: 09/30/11 13:53 2 pgs
Fees:13.00 Taxes:906.50
20110930-0075943

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 51040
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Edward W. Karrels 10 Donegal Court Muscle Sholes, Alabama 35661	SAME

TAX MAP-PARCEL NUMBERS: 115-11-5

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$245,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Thomas E. Lovell and wife, Krista B. Lovell,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Edward W. Karrels,** 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 66 on the Plan of West Meade Estates, Section One, of record in Book 2663, page 110, to which Plan reference is made for a complete description.

Being the same property conveyed to Thomas E. Lovell and wife, Krista B. Lovell, by deed from Perry Learning, Jr. and wife, Dorothy M. Learning, dated November 19, 1999 and recorded on November 22, 1999, of record in Book 11750, page 521, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to: Taxes for 2012 and subsequent years; The Plan, with Owner's Certificate, of record in Book 2663, Page 110, said Register's Office, which Plan shows a 100 foot minimum building setback line from Torrington Court, a 10 foot easement for public utility purposes along the rear line and the southerly portion of the easterly line and a 5 by 20 foot utility anchor easement located on the northeasterly front corner of said lot.

This is improved property, known as: 501 Torrington Court, Nashville, Tennessee 37205

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 29th day of September, 2011.

Thomas E. Lovell

Krista B. Lovell

State of TENNESSEE

County of DAVIDSON

On this 29th day of September, 2011 , before me the undersigned authority, personally appeared Thomas E. Lovell and Krista B. Lovell , 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 $245,000.00

Affiant

Sworn and subscribed before me this the 29th day of September, 2011

My Commission Expires: 9-8-2013

Notary Public

DEBORAH N. BERRIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.