BILL GARRETT, Davidson County
Trans:T20110068272 DEEDWARR
Recvd: 11/01/11 09:30 2 pgs
Fees:13.00 Taxes:1479.08
20111101-0084743

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

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 51052
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Robert Towns Marcy Towns 2805 Blair Boulevard Nashville, Tennessee 37212	First Bank 2021 Hamilton Place Blvd. Chattanooga, TN 37421

TAX MAP-PARCEL NUMBERS: 10410023900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$399,750.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Judith Austin, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Robert Towns and wife, Marcy Towns** 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 part of Lot No. 1 on the Plan of Bransford Realty Company's Subdivision of Westmoreland Place, of record in book 421, page 16, Register's Office for Davidson county, Tennessee, and described as follows:

Said part of Lot No. 1 herein conveyed begins at a point in the southerly margin of Long Avenue, now known as Blair Boulevard, 63 feet east of the corner of Lots Nos. 1 and 2 of said subdivision; thence running eastwardly and along the southerly margin of Blair Boulevard 87 feet to the westerly margin of a 15 foot alley; thence with the westerly margin of said alley in a southwesterly direction 172 feet, more or less, to a point; thence northerly parallel with the line between said Lots Nos. 1 and 2, 137 feet to the point of beginning in the southerly margin of Blair Boulevard, being the easterly part of Lot No. 1 in Westmoreland Place.

Being the same property conveyed to Judith Austin by Warranty Deed from Cash Home Buyers, Inc., a Tennessee corporation, dated April 18, 2005 and recorded on April 26, 2005, of record in Doc. No. 20050426-0046565 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 2012, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 421 Page 16, said Register's Office.

This is improved property, known as: 2805 Blair Boulevard, Nashville, Tennessee 37212

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 27th day of October, 2011.

Judith Austin

State of TENNESSEE
County of DAVIDSON

On this 27th day of October, 2011 , before me the undersigned authority, personally appeared Judith Austin , 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 $399,750.00

Affiant

Sworn and subscribed before me this the 27th day of October, 2011

Notary Public

My Commission Expires: _____

DAVID R.A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-21-2013