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:T20120008306 DEEDWARR

Recvd: 02/03/12 08:35 2 pgs

Fees:13.00 Taxes:777.00

20120203-0009776

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 51163

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Nancy B. Chastain Stephen W. Chastain 1041 Arbor Trace NE Atlanta, GA 30319	SAME

TAX MAP-PARCEL NUMBERS: 116030A06200CO & 116030A01900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$210,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ann Dunson Bull, Executrix of the Estate of Arthur Welling Lagrone, Jr.**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Nancy B. Chastain and spouse, Stephen W. Chastain** 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:**

Tract I – A Condominium Apartment in Davidson County, Tennessee, being Unit No. 63W of Royal Oaks Tower Condominium Apartment, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4460, page 189, Register's Office for said County, to which source reference is hereby made for more complete details of description together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Tract II – Land in Davidson County, Tennessee, being Parking Space 19 on the Plan of Royal Oaks Tower Condominium Apartments of record in Book 4460, page 189, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to A. Welling LaGrone by warranty deed from Jennifer L. Smith, unmarried, dated April 12, 2010 and recorded on April 15, 2010 of record in Doc. No. 20100415-0028497, Register's Office for Davidson County, Tennessee. The said A. Welling LaGrone has since died. The Last Will and Testament of A. Welling LaGrone, Jr., of record in Docket No. 11P-197, in the Seventh Circuit Court for Davidson County, Tennessee Probate Division appoints Ann Dunson Bull, as Executor with full power. Letters Testamentary were issued to Ann Dunson Bull in Docket No. 11P-197, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2012, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4460, Page 189, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 4710, page 901, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 4505 Harding Pike, # 63 W, 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 30th day of January, 2012.

Ann Dunson Bull, Executrix of the Estate of Arthur Welling

Ann Dunson Bull, Executrix of the Estate of Arthur Welling Lagrone, Jr.

State of SOUTH CAROLINA
County of Greenville

On this 27th day of January, 2012 , before me the undersigned authority, personally appeared Ann Dunson Bull, 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: 11-4-19

Notary Public for SC

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 $210,000.00

Affiant

Sworn and subscribed before me this the 30th day of January, 2012

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

Notary Public