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:T20120015807 DEEDWARR
Recvd: 03/05/12 09:05 2 pgs
Fees:13.00 Taxes:2127.50
20120305-0018783

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 51206
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Joseph V. Russell, Trustee of the WL 2012 Trust 201 Wentworth Circle Nashville, Tennessee 37215	SAME

TAX MAP-PARCEL NUMBERS: 116160B03100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$575,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **M. B. Valentine Limited Partnership, a Delaware limited partnership**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Joseph V. Russell, Trustee of the WL 2012 Trust**, 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. 31 on the Plan of The Iroquois of Nashville of record in Book 6900, pages 61 and 62, as corrected by Surveyor's Certificate of Correction of record in Book 8475, page 511, Register's Office for said County, to which Plan reference is made for a complete description.

Being part of the same property conveyed to Marge H. Ewers and Hamilton Cartwright, Jr., by Warranty Deed from Iroquois Associates, a Tennessee joint venture composed of Edward J. Childer, Jr. Charles Campbell Brown, Bruce G. Davis and Robert M. Barnett dated July 15, 1986 and recorded on July 21, 1986 of record in Book 6922, page 789, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated October 25, 1989, recorded on October 25, 1989, of record in Book 7967, page 502, Hamilton Cartwright, Jr. conveyed his interest to E. William Ewers. By Quitclaim Deed dated March 3, 1990, recorded March 19, 1990, of record in Book 8067, page 550, subject property was conveyed to Valentine Properties, Inc. And by Quitclaim Deed dated December 10, 1998, recorded December 15, 1998, of record in Book 11253, page 802, subject property was conveyed to M. B. Valentine Limited Partnership, a Delaware limited partnership.

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 6900, pages 61 and 62, as corrected by Surveyor's Certificate of Correction of record in Book 8475, page 511, said Register's Office, to which Plan reference is made for more complete details of description; The Declaration of Covenants, Conditions and Restrictions of record in Book 6657, page 683, Book 6684, page 243, Book 6820, page 732, Book 7523, page 828,said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 201 Wentworth Circle, 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 29th day of February, 2012.

M.B. Valentine Limited Partnership, a Delaware limited partnership

By: _____
E. William Ewers, General Partner

By: _____
Marge H. Ewers, General Partner

State of TENNESSEE
County of DAVIDSON

Before me, the undersigned, personally appeared **E. William Ewers** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as General Partner of **M.B. Valentine Limited Partnership, a Delaware limited partnership**, the within named bargainor, a limited partnership, and the execution of the foregoing instrument as such general partner for the purposes therein contained, by signing in the name of the limited partnership as General Partner.

Witness my hand and official seal, at office in Tennessee this the 27 day of February, 2012.

STEPHEN E. DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public

My Commission Expires: March 10, 2012

State of TENNESSEE
County of DAVIDSON

Before me, the undersigned, personally appeared **Marge H. Ewers** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as General Partner of **M.B. Valentine Limited Partnership, a Delaware limited partnership**, the within named bargainor, a limited partnership, and the execution of the foregoing instrument as such general partner for the purposes therein contained, by signing in the name of the limited partnership as General Partner.

Witness my hand and official seal, at office in Tennessee this the 29th day of February, 2012.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public

My Commission Expires: _____

MY COMMISSION EXPIRES:
March 3, 2015

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: $575,000.00

_____
Affiant

Sworn and subscribed before me this the 29th day of February, 2012.

_____
Notary Public

My Commission Expires: 9-8-2013

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