File Box 8

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:T20120018191 DEEDWARR
Recvd: 03/13/12 08:17 2 pgs
Fees:13.00 Taxes:296.00
20120313-0021447

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 51183
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Katrina Thomas 4050 Alameda Nashville, Tennessee 37209	SAME

TAX MAP-PARCEL NUMBERS: 09213019000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$80,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lorel E. Burns and Veronica W. Burns,** hereinafter called the **Grantor,** have bargained and sold, and by these presents do hereby transfer and convey unto **Katrina Thomas** 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. 5 of Block 16 on the Plan of Charlotte Park Company Second Addition of record in Book 57, pages 160 and 161, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Lorel E. Burns and Veronica W. Burns by Warranty Deed from Derrell Vaughn and Jarvis Vaughn dated November 18, 2008 and recorded on December 4, 2008, of record in Doc. No. 20081204-0117518, 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 57 Pages 160 and 161, said Register's Office.

This property was never inhabited by either Grantor.

This is improved property, known as: 3406 Elkins Avenue, Nashville, Tennessee 37209

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 2nd day of March, 2012.

Lorel E. Burns

Veronica W. Burns

State of TENNESSEE
County of DAVDISON

On this 2nd day of March, 2012 , before me the undersigned authority, personally appeared **Lorel E. Burns and Veronica W. Burns**, 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 DAVDISON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $80,000.00

Affiant

Sworn and subscribed before me this the 5th day of March, 2012

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES: March 3, 2015

Notary Public