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:T20120023435 DEEDWARR
Recvd: 04/02/12 08:56 2 pgs
Fees:13.00 Taxes:1198.80
20120402-0027357

Christy Wilkins Ivey. *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 51203
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
AI Devco, LLC 2002 Richard Jones Road Suite C-108 Nashville, TN 37215	SAME

TAX MAP-PARCEL NUMBERS: 12912012700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$324,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **John Pitts and spouse, Pam Pitts,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **AI Devco, LLC** 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. 26 on the Plan of Cheekwood Estates of record in Book 2663, page 103, Register's 's Office for said County.

Said Lot No. 26 fronts 127.8 feet on the southerly margin of Cheekwood Terrace and extends back 377.3 feet on the westerly lines and 361.6 feet on the easterly line to a dead line in the r3ear, measuring 324.5 feet thereon.

Being the same property conveyance to John Pitts and spouse, Pam Pitts by Warranty Deed from Linda K. Hunt and James T. Kinnard, III, dated Oct. 21, 2004 and recorded on Oct. 22, 2004 of record in Doc. No. 20041022-0127582, Register's Office for Davidson County, Tennessee.52

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; The Plan, with Owner's Certificate, of record in Plat Book 2663 Page 103, said Register's Office, which Plan shows a 120 foot minimum building setback line from Cheekwood Terrace and a 10 foot easement for public utility purposes along the rear and easterly lines of said lot.

This is improved property, known as: 123 Cheekwood Terrace, 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 March, 2012.

John Pitts

Pam Pitts

State of TENNESSEE

County of DAVIDSON

On this 30th day of March, 2012 , before me the undersigned authority, personally appeared John Pitts and Pam Pitts , 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 $324,000.00

Affiant

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

Notary Public

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

My Commission Expires: 4-8-2013