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:T20120024394 DEEDWARR
Recvd: 04/04/12 10:00 2 pgs
Fees:13.00 Taxes:1529.95
20120404-0028542

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 51248
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Helen R. Cavasin Patrick Cavasin 220 Chapel Avenue Nashville, TN 37206	**Suntrust Mortgage, Inc.** **1001 Semmes Avenue** **RVW 5093** **Richmond, VA 23224**

TAX MAP-PARCEL NUMBERS: 08306010500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$413,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mark A. McGowan and wife, Welsey K. McGowan**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Helen R. Cavasin and Patrick Cavasin, wife and husband,** 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. 57 on the Plan of Beaumont Place, as of record in Book 332, page 38, Register's Office for Davidson County, Tennessee.

Said Lot No. 57 fronts fifty feet (50) on the easterly side of Chapel Avenue, formerly Lindsley or Hunter Avenue, and runs back 178 feet 7 inches on the northerly line and 171 feet 5 inches on the southerly line to an alley, measuring 50 feet 5 inches thereon.

Being the same property conveyed to Mark A McGowan and Wesley K. McGowan by Warranty Deed from Robert Bullion, Larry Curtis Bullion, Edwin McDonald Bullion, Ruby Maxie Exum, Christie Lynn Couch, Carol Leighann Bullion and James Bullion, heirs at law of R. C. Bullion also known as Roscoe Curtis Bullion.

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 of record in Book 332, page 38, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 220 Chapel Avenue, Nashville, Tennessee 37206

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.

Mark A. McGowan

Welsey K. McGowan

State of TENNESSEE
County of DAVIDSON

On this 30th day of March, 2012 , before me the undersigned authority, personally appeared Mark A. McGowan and Welsey K. McGowan , 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 ~~$XXX,XXX.XX~~ $413,500.00

Affiant

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

My Commission Expires: 12/28/13

Notary Public

DEBORAH A. RAND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER