File Box 8

BILL GARRETT, Davidson County
Trans:T20120032395 DEEDWARR
Recvd: 05/03/12 08:35 2 pgs
Fees:13.00 Taxes:1295.00
20120503-0037900

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

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

W & I Ref:(DM) Title No: 51287
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Carol K. Dick W. W. Dick, III 1304 Craig Moore Road Lewisburg, Tennessee 37091	SAME

TAX MAP-PARCEL NUMBERS: 13108009000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$350,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **W. Paul Elledge , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Carol K. Dick and spouse, W. W. Dick, III** 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. 46 on the map of Glendale Park, Section 1, as of record in Book 1130, page 45, Register's Office for Davidson County, Tennessee.

Said Lot No. 46 fronts 110 feet on the easterly side of Scenic Drive and runs back 220.6 feet on the northerly line and 258 feet on the southerly line, to a dead line measuring 67 feet thereon.

Being the same property conveyed to W. Paul Elledge, unmarried by warranty deed from D.F. Bain and wife, Virginia S. Bain, dated Dec. 21, 1992 and recorded on Dec. 22, 1992 of record in Book 8821, page 350, 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; The Plan, with Owner's Certificate, of record in Book 1130 Page 45, said Register's Office, which Plan shows a 60 foot minimum building setback line from Scenic Drive, that increases to 80 feet on the southerly line and a 10 foot easement for public utility purposes along the rear line of said lot.

This is improved property, known as: 4310 Scenic Drive, Nashville, Tennessee 37204

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 1st day of May, 2012.

W. Paul Elledge

State of TENNESSEE
County of DAVIDSON

On this 1st day of May, 2012 , before me the undersigned authority, personally appeared W. Paul Elledge , 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.

Notary

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
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 $350,000.00

Affiant

Sworn and subscribed before me this the 1st day of May, 2012

Notary Public

My Commission Expires: _____

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