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:T20120036947 DEEDWARR
Recvd: 05/21/12 08:28 2 pgs
Fees:13.00 Taxes:1295.00
20120521-0043487

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 51292
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Richard Patrick Stewart Gillian Rae Gaskins 950 Draughon Ave. Nashville, Tennessee 37204	SAME

TAX MAP-PARCEL NUMBERS: 11809022100

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 **Thomas A. Dooley and spouse, Tamechia B. Dooley**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Richard Patrick Stewart, unmarried and Gillian Rae Gaskins, unmarried, joint tenants with right of survivorship** 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. 17 on the Plan of Woodmont Boulevard Section of Marengo Park, of record in Book 1130, page 2, Register's Office for Davidson County, Tennessee.

Said Lot No. 17, which is a corner lot, fronts 159.4 feet on the southerly margin of Draughon Avenue and fronts 136.0 feet on the westerly margin of General W. B. Bates Drive, said frontages being joined by a curve having a length of 47.5 feet, and extends back 88.2 feet on the southerly line and 150.0 feet on the westerly line to a point of intersection.

Being the same property conveyed to Thomas A. Dooley and spouse, Tamechia B. Dooley, by Warranty Deed from Michael J. King and spouse, Laura K. King, dated September 25, 1998 and recorded on October 9, 1998, of record in Book 11150, page 915, 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 2, said Register's Office, which Plan shows a 35 foot minimum building setback line from Draughon Avenue and General W. B. Bates Drive, and a 10 foot easement for public utility purposes along the northerly line.

This is improved property, known as: 950 Draughon Avenue, 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 18th day of May, 2012.

Thomas A. Dooley

Tamechia B. Dooley

State of TENNESSEE
County of DAVIDSON

On this 18th day of May, 2012 , before me the undersigned authority, personally appeared Thomas A. Dooley and Tamechia B. Dooley , 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 $350,000.00

Affiant

Sworn and subscribed before me this the 18th day of May, 2012

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

Notary Public