File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

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

W & I Ref:(DM) Title No: 51327
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Barbara Templeton Philip Templeton 204 Longwood Court Nashville, TN 37215	SAME

BILL GARRETT, Davidson County
Trans:T20120043412 DEEDWARR
Recvd: 06/13/12 08:14 2 pgs
Fees:13.00 Taxes:1137.75
20120613-0051491

TAX MAP-PARCEL NUMBERS: 117090B02200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$307,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James Randolph Smith and Daniel O. Aleshire, Co-Trustees of the Helen Ashburn Gabhart Family Trust**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Barbara Templeton and spouse, Philip Templeton** 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. 22 on the plan of Longwood, of record in Book 5200, page 86, as amended in Book 5419, page 183, said Register's Office.

Said Lot No. 22 fronts 65.00 feet on the westerly margin of Longwood Court and extends back 80.23 feet on the northerly line and 80.74 feet on the southerly line to a dead line in the rear, measuring 65.00 feet thereon

Being the same property conveyed to Dr. Herbert C. Gabhart and wife, Helen A. Gabhart, by Warranty Deed from Vernon S. Tupper, unmarried, dated July 15, 1988 and recorded on August 2, 1988, of record in Book 7615, page 492, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated June 12, 1995, recorded on June 15, 1995, of record in Book 9701, page 797, said Register's Office, subject property was conveyed to Helen A. Gabhart. Helen a. Gabhart has since died. By Personal Representative's Quitclaim Deed dated January 19, 2000 and recorded January 24, 2000, of record in Doc. No. 20000124-0007902, subject property was conveyed to the Helen Ashburn Gabhart Family Trust.

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 5200 Page 86 and amended in Book 5419, page 183, said Register's Office; Restrictions of record in Book 5344, page 353 and Doc. No. 2081031-0108920, said Register's Office.

This is improved property, known as: 204 Longwood Court, Nashville, Tennessee 37215

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 8th day of June, 2012.

James Randolph Smith, Co-Trustee

Daniel O. Aleshire, Co-Trustee

State of TENNESSEE

County of DAVIDSON

On this 8th day of June, 2012 , before me the undersigned authority, personally appeared **James Randolph Smith**, as Co-Trustee of the Helen Ashburn Gabhart Family Trust, 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.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: _____

MY COMMISSION EXPIRES: March 3, 2015

Notary

State of PENNSYLVANIA

County of Allegheny

On this 6 day of June, 2012 , before me the undersigned authority, personally appeared **Daniel O. Aleshire,** as Co-Trustee of the Helen Ashburn Gabhart Family Trust, 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: 10-22-13

Notary

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal
Michelle K. O'Bosky, Notary Public
Bethel Park Boro, Allegheny County
My Commission Expires Oct. 22, 2013

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 $307,500.00

Affiant

Sworn and subscribed before me this the 8th day of June, 2012

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

Notary Public