Box 44 65pm

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: 51360
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kenneth Underhill 241 Bob White Drive Lyles, TN 37098	Tennessee Bank & Trust 4007 Hillsboro Road Nashville, TN 37215

TAX MAP-PARCEL NUMBERS: 10406022700

BILL GARRETT, Davidson County
Trans:T20120048779 DEEDWARR
Recvd: 07/02/12 16:16 2 pgs
Fees:13.00 Taxes:1165.50
20120702-0058165

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$315,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Walter C. King, Jr., unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kenneth Underhill, married** 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 the westerly part of Lot No. 92 on the Map showing Dr. R.W. Grizzard's Subdivision of part of the Bosley Land, on 32nd Avenue South, in the 26th Ward of the City of Nashville, said plan not being of record and described as follows:

Beginning at a point in the northerly margin of Acklen Avenue, formerly Orient Circle, at the southwest corner of the property conveyed to City of Nashville, by deed from R.W. Grizzard and wife, of record in Book 716, page 174; thence with City of Nashville's westerly line, northwardly 120 feet, more or less, to the southeasterly margin of Love Circle, as shown on said survey; thence with the same, southwestwardly 58 feet to the southeasterly margin of Marlborough Avenue; thence with the southeasterly margin of said Avenue, southwestwardly 124 feet to the northerly margin of Acklen Avenue, thence with the same, eastwardly 117.5 feet to the beginning.

Being the same property conveyed to Dorothy M. King, a widow, for her sole and separate use by Warranty Deed from Joe L. Barnes, Jr., and wife, Elizabeth L. Barnes, dated Sept. 7, 1967 and recorded on Sept. 13, 1967 of record in book 4170, page 318, Register's Office for Davidson County, Tennessee. The said Dorothy M. King has since died. By Executor's Deed, of record in Instrument No. 20120516-0042359, dated May 15, 2012, recorded on May 16, 2012, Walter C. King,, Jr., Executor of the Estate of Dorothy M. King conveyed subject property to Walter C. King, Jr.

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. Restrictions contained in instruments of record in Book 2011, page 92, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 3212 Acklen Avenue, Nashville, Tennessee 37212

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 29th day of June, 2012.

Walter C. King, Jr.

State of TENNESSEE
County of DAVIDSON

On this 29th day of June, 2012 , before me the undersigned authority, personally appeared Walter C. King, Jr., 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 $315,000.00

Affiant

Sworn and subscribed before me this the 29th day of June, 2012

Notary Public

My Commission Expires: 9.3.12

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Comm. Expires
September 3, 2012