24095-B

Box 14

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:T20120049950 DEEDWARR
Recvd: 07/06/12 13:24 2 pgs
Fees:13.00 Taxes:1355.13
20120706-0059627

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 51387
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Graham Harrison 2725 West Linden Avenue Nashville, Tennessee 37212	F & M Bank 50 Franklin Street Clarksville, TN 37040

TAX MAP-PARCEL NUMBERS: 10415027400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$366,250.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Stuart Hunter Hamilton, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Graham Harrison**, *single woman, 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. 3 on the Map of E.C. Scruggs Subdivision of Lot No. 33 in Belair of record in Book 547, page 143, Register's Office for said County.

Said Lot No. 3 fronts 50 feet on the southerly margin of West Linden, formerly Sunset Avenue, and extends back between parallel lines 150 feet to a dead line in the rear measuring 50 feet thereon.

Together with and subject to a Joint Driveway Agreement of record in Book 7500, page 790, said Register's Office.

Being the same property conveyed to Stuart Hunter Hamilton, an unmarried woman, by Warranty Deed from Tammy Burlison, an unmarried woman, dated November 13, 2002 and recorded on November 15, 2002, of record in Doc. No. 20021115-0141798, 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; All matters shown on the Plan, with Owner's Certificate, of record in Book 547 Page 143, said Register's Office; Joint Driveway Agreement of record in Book 7500, page 790, said Register's Office.

This is improved property, known as: 2725 West Linden 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 30 day of June, 2012.

Stuart Hunter Hamilton

State of NORTH CAROLINA
County of Buncombe

On this 30 day of June, 2012 , before me the undersigned authority, personally appeared Stuart Hunter Hamilton, 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: 13 March 2017

Notary

BROOKE L BANTHER NOTARY PUBLIC TRANSYLVANIA COUNTY, NC

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 $366,250.00

Affiant

Sworn and subscribed before me this the 2nd day of July, 2012

Notary Public

My Commission Expires: November 15, 2015

DIANA AUBIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.