PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

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Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County

Trans:T20120054959 DEEDWARR

Recvd: 07/26/12 12:46 3 pgs

Fees:18.00 Taxes:148.00

20120726-0065809

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 51418

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Terry Clyne 4717 Centennial Boulevard Nashville, Tennessee 37209	SAME

TAX MAP-PARCEL NUMBERS: 09310021200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$40,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jeffrey Mann, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Terry Clyne,** 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 northeasterly part of Lot No. 1 on the Map of Orville Ewing's addition to Nashville, as of record in Book 21, page 120, said Register's Office for said County, and described according to a copy of a survey made May 3, 1958, by Ralph W. C. Lambert, Surveyor, as follows:

Beginning at an iron spike at the southwest intersection of 6th Avenue South and Lea Avenue thence with the margin of Lea Avenue, westerly 66.5 feet to an iron pin in the east line of Gavosdorf's lot; thence with Gavosdorf's east line, southerly 14.1 feet to an iron pin in the northerly margin of Lafayette Street, now as established and widened and shown by decree in Minute Book 36, page 116, 3rd Circuit Court; thence with margin of Lafayette Street, as widened and established easterly 53.9 feet to an iron pin at the beginning of a curve; thence around said curve having a radius of 16 feet, in an easterly and northerly direction 39 feet to the iron spike in the westerly margin of 6th Avenue South; thence with the margin of the same, northwesterly 9 feet to the beginning.

Being the same property conveyed to Jeffrey Mann by Warranty Deed from G. Alan Smith, an unmarried man, and Jeffrey Mann, a married man, dated September 26, 2011 and recorded on September 29, 2011, of record in Doc. No. 20110929-0075595, Register's Office for Davidson County, Tennessee.

Michele P. Mann, spouse of Jeffrey Mann joins in this conveyance solely to convey any and all marital interest she may have in subject property.

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 21 Page 120, said Register's Office.

This is improved property, known as: 600 Lafayette Street, Nashville, Tennessee 37203

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 16th day of July, 2012.

Jeffrey Mann

Michelle P Mann

HS Alabama
State of ~~TENNESSEE~~

County of ~~DAVIDSON~~
Cullman
2ard

On this ~~16th~~ day of July, 2012 , before me the undersigned authority, personally appeared Jeffrey Mann and Michelle Mann , 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: 2/23/16

Holly Shipp
Notary

Holly Shipp
Notary Public, Alabama State At Large
My Commission Expires Feb. 23, 2016

Alabama
State of ~~TENNESSEE~~

County of ~~DAVIDSON~~
HS Cullman

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $40,000.00

Affiant

Sworn and subscribed before me this the 16th day of July, 2012

Notary Public

My Commission Expires: 2/23/16

Holly Shipp
Notary Public, Alabama State At Large
My Commission Expires Feb. 23, 2016

HOLLY SHIPP NOTARY PUBLIC ALABAMA STATE AT LARGE