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:T20120064048 DEEDWARR
Recvd: 08/27/12 15:19 2 pgs
Fees:13.00 Taxes:2497.50
20120827-0077118

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 51405
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Charles B. Welch, Jr. 1999 Galbraith Drive Nashville, Tennessee 37215	SAME

TAX MAP-PARCEL NUMBERS: 13103006000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$675,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Russell T. Wingo, Jr. and spouse, Deborah W. Wingo**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Charles B. Welch, Jr.** 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 part of Lot No. 67 on the Plan of George W. Blair's Revised Sub-division of Belmont Park Place, as of record in Book 421, pages 118-119, Register's Office for said County, Described as follows:

Beginning in the center of a street or avenue shown on said plan but not open, at the northwest corner of the Sanders Property; thence with the Sanders' northerly line south 87 ½ degrees east 208 feet to the southwest corner of the property conveyed t6o Milford Harlan Smith and wife, by deed from Armstrong Allen and wife, of record in Book 1290, page 432, said Register's Office; thence with Smith's westerly line northwardly 120.7 feet; thence north 87 1.2 degrees west 208 feet to the center of said street or avenue, southwardly 120.7 feet to the beginning.

Being the same property conveyed to Russell Wingo and wife, Nancy Wingo by Warranty Deed from Franklin cleaver and wife, Charlotte Cleaver, dated Jan. 19, 1973 and recorded on Jan. 23, 1973 of record in Book 4674, page 204, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated Jan. 18, 1983, recorded Feb. 21, 1997 of record in Book 10355, page 487, Nancy Wingo Baker conveyed her interest in subject property to Russell T. Wingo. By Quitclaim Deed dated Dec. 4, 2002, recorded Dec. 11, 2002, of record in Doc. No. 20021211-0152769, Russell T. Wingo conveyed his interest in subject property to Russell T. Wingo, Jr., and wife, Deborah W. Wingo.

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 421 Pages 118 and 119, said Register's Office. Subject to an easement for the right-of-way of a Street or Avenue as shown on the Plan of Belmont Park Place of record in Book 421, pages 118 and 119, said Register's Office.

This is improved property, known as: 1999 Galbraith Drive, 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 16th day of August, 2012.

Russell T. Wingo, Jr.

Deborah W. Wingo

State of TENNESSEE
County of DAVIDSON

On this 16th day of August, 2012 , before me the undersigned authority, personally appeared Russell T. Wingo, Jr. and Deborah W. Wingo , 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: 9-8-13

DEBORAH H. BERRIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

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 $675,000.00

Affiant

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

KIMBERLY P. HURST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 3, 2015

Notary Public

My Commission Expires: 3-3-15