File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
104 Woodmont Blvd., Suite 100
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Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 51539
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
John Wynne Barton, IV 718 Vosswood Drive Nashville, Tennessee 37205	Pinnacle National Bank 150 3rd Avenue South, Suite 900 Nashville, Tennessee 37201

TAX MAP-PARCEL NUMBERS: 11512001800

BILL GARRETT, Davidson County
Trans:T20120072246 DEEDWARR
Recvd: 09/25/12 13:51 2 pgs
Fees:13.00 Taxes:939.80
20120925-0087154

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$254,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Patricia Lynn Hibbett, Successor in Trust of the McBride Joint Revocable Living Trust Agreement and Patricia Lynn Hibbett, individually**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John Wynne Barton, IV** 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. 231 on the Plan of West Meade Farms, Inc. Section H of record in Book 2133, page 17, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Howard I. McBride, Jr., and wife, Sue McBride by Warranty Deed from G. Frank Cole, III and wife, Elizabeth P. Cole, dated Dec. 20, 1965 and recorded on Dec. 23, 1965 of record in Book 3971, page 625, Register's Office for Davidson County, Tennessee. By Trust Transfer Deed of record in Book 8290, page 472, and Quitclaim Deed of Correction dated April 8, 2002 and recorded on April 11, 2002, of record in Doc. No. 20020411-0044746, said Register's Office, subject property was conveyed to Howard L. McBride and Martha S. McBride, Trustees U/A/D 02/11/91 of the McBride Joint Revocable Living Trust Agreement and any Successors in Trust. The said Howard L. McBride and Martha S. McBride having since died leaving Patricia Lynn Hibbett as Successor Trustee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2012, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2133 Page 17, said Register's Office, which Plan shows a 75 foot minimum building setback line from Vosswood Drive and a 10 foot easement for public utility purposes along the rear line of said lot; Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5360, page 367, said Register's Office.

This is improved property, known as: 718 Vosswood Drive, Nashville, Tennessee 37205

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 24th day of September, 2012.

Patricia Lynn Hibbett Trustee
Patricia Lynn Hibbett, Successor in Trust of the
McBride Joint Revocable Living Trust Agreement

Patricia Lynn Hibbett
Patricia Lynn Hibbett , individually

State of TENNESSEE
County of DAVIDSON

On this 24th day of September, 2012 , before me the undersigned authority, personally appeared Patricia Lynn Hibbett, Successor in Trust of the McBride Joint Revocable Living Trust Agreement and Patricia Lynn Hibbett , 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: _____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

Diane K. Mann
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 $254,000.00

John Lynn Hibbett IV
Affiant

Sworn and subscribed before me this the 24th day of September, 2012

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES:
March 3, 2015

Notary Public