File Box 8

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:T20120072254 DEEDWARR
Recvd: 09/25/12 14:00 2 pgs
Fees:13.00 Taxes:956.45
20120925-0087163

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 51560
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Scott Palubinsky Amy M. Palubinsky	Magna Bank 6525 Quail Hollow Road, Suite 513 Memphis, Tennessee 38120

TAX MAP-PARCEL NUMBERS: 102-08-0-90.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$258,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Dawn M. Hayes and husband, Mark A. Hayes**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Scott Palubinsky and wife, Amy M. Palubinsky** 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. 69 on the Plan of Horton Heights, Section VII, of record in Book 2133, Page 25, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dawn M. Hayes and husband, Mark A. Hayes by deed from Opal Stockton, dated November 30, 2006, recorded December 6, 2006 in Instrument No. 20061206-0150958, Register's Office for Davidson County, Tennessee.

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 Plat Book 2133, Page 25, said Register's Office, which Plan shows a 60 foot minimum building setback line from Hillwood Boulevard, and 10 foot easement for public utility purposes along the rear line and a 2.5 X20 foot utility anchor easement located on the northeasterly front corner of said lot.

This is improved property, known as: 831 Hillwood Boulevard, Nashville, Tennessee 37209

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 21st day of September, 2012.

Dawn M. Hayes

Mark A. Hayes

State of TENNESSEE
County of DAVIDSON

On this 21st day of September, 2012 , before me the undersigned authority, personally appeared Dawn M. Hayes and Mark A. Hayes , 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: _____

Notary

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

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 $258,500.00

Affiant

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

Notary Public

My Commission Expires: _____

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