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:T20120083945 DEEDWARR
Recvd: 11/02/12 14:32 2 pgs
Fees:13.00 Taxes:573.50
20121102-0101247

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 51226
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Elbert Stafford 5509 Hillview Dr. Brentwood, Tennessee 37027	SAME

TAX MAP-PARCEL NUMBERS: 15908000500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$155,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David Obedala and spouse, Kelly Obedala**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Elbert Stafford** 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. 67 on the Plan of Oak Hill Estates, Section three of record in Book 4860, pages 3, 4 and 5, Register's Office for said county.

Said Lot No. 67 fronts 248.06 feet on the westerly margin of Hillview Drive and extends back 304.28 feet on the broken northerly line and 300.00 feet on the southerly line to a dead line in the rear, measuring 204.94 feet thereon.

Being the same property conveyed to David H. Obedala and spouse, Kelly L. Obedala by Warranty Deed form Christopher L. Tapia and spouse, Jennifer Tapia, dated Feb. 8, 2002 and recorded on Feb. 26, 2002 of record in Doc. No. 20020226-0024077, 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 2013, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4860 Pages 3, 4 and 5, said Register's Office, which Plan shows a 131 foot minimum building setback line from Hillview Drive and a 10 foot easement for public utility and drainage purposes along the northerly, southerly and rear lines of said lot. Areas labeled No. 1 and No. 2 for sewage soil absorption along the front portion of said lot.

This is improved property, known as: 5509 Hillview Drive, Brentwood, Tennessee 37027

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 1st day of November, 2012.

David Obedala

Kelly Obedala

State of TENNESSEE
County of DAVIDSON

On this 1st day of November, 2012 , before me the undersigned authority, personally appeared David Obedala and Kelly Obedala , 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: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

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 $155,000.00

Affiant

Sworn and subscribed before me this the 1st day of November, 2012

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

Notary Public