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:T20120083959 DEEDWARR
Recvd: 11/02/12 14:44 2 pgs
Fees:13.00 Taxes:1017.50
20121102-0101257

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 51553
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
CarMax Auto Superstores, Inc. c/o Total Relocation Solutions 1717 Main Street North Marshfield, MA 02050	SAME

TAX MAP-PARCEL NUMBERS: 08301034900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 275,000.00** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Stephen M. Smith, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **CarMax Auto Superstores, Inc.** 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. 13 on the Map of J. B. Hancock's East End Addition of record in Book 57, page 133, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Stephen M. Smith, an unmarried person, by Warranty Deed from Michael Haarbauer and wife, Jennifer Haarbauer, dated December 21, 2010 and recorded January 4, 2011, of record in Doc. No. 20110104-0000840, Register's Office for Davidson County, Tennessee.

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 2013, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 57 Page 133, said Register's Office;

This is improved property, known as: 1112 Sharpe Avenue, Nashville, Tennessee 37206

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 17 day of September, 2012.

Stephen M. Smith

State of Virginia
County of Albemarle

On this 17 day of September, 2012., before me the undersigned authority, personally appeared **Stephen M. Smith,** 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: March 8, 2014

Notary

Kristen Ann Story
Notary Public
Wake County, North Carolina
Commission expires March 8, 2014

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 $275,000.00.

Affiant

Sworn and subscribed before me this the 31st day of October, 2012.

My Commission Expires: 9/8/2013

Notary Public

GREGORY POLZIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.