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 14:45 2 pgs
Fees:13.00 Taxes:1017.50
20121102-0101258

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:
Mary E. Hellmann 1112 Sharpe Avenue Nashville, TN 37206	F & M Bank 10 Cadillac Way Suite 100 Brentwood, TN 37027

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 **CarMax Auto Superstores, Inc.**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mary E. Hellmann,** 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 **CarMax Auto Superstores, Inc.**, by Warranty Deed from **Stephen M. Smith, unmarried**, dated September 17, 2012 and recorded November 2, 2012, of record in Doc. No. 20121102-0101257, 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 25 day of Sept, 2012.

CarMax Auto Superstores, Inc.

By: Carolyn Huxford

Carolyn Huxford, Mgr, Relocation
NAME TITLE

CarMax Auto Superstores, Inc. SEAL VIRGINIA

State of Virginia
County of Henrico

Before me, the undersigned, personally appeared Carolyn Huxford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as President (or other officer authorized to execute this instrument) of **CarMax Auto Superstores, Inc.**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal this 25 day of September, 2012.

Paula J. Keith
Notary Public

My Commission Expires: 5/31/15

PAULA J. KEITH NOTARY PUBLIC COMMONWEALTH OF VIRGINIA EXPIRES 5-31-15

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.

Mary E. Neumann
Affiant

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

Gregory Polzin
Notary Public

My Commission Expires: 9/8/2013

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.