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:T20120085678 DEEDWARR

Recvd: 11/08/12 15:23 2 pgs

Fees:13.00 Taxes:1455.77

20121108-0103449

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 51668

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Justin A. Myrick Melissa Myrick	Bank of Putnam County 160 South Jefferson Avenue Cookville, Tennessee 38501

TAX MAP-PARCEL NUMBERS: 10509040100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$393,450.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Scott Dewey, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Justin Myrick and wife, Melissa Myrick 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 the westerly 50 feet of the easterly 100 feet of Lot No. 44 on the Map of Waverly Place, of record in Book 57, Page 95, Register's Office for said County.

Said part of Lot No. 44 fronts 50 feet on the northerly side of Benton Avenue, formerly Arlington Street and runs back 246 feet, more or less, on the easterly line and 242 feet, more or less, on the westerly line to an alley measuring 50 feet thereon.

Being the same property conveyed to Scott Dewey by deed from Robert Wallace Butters and spouse, Amanda Heltsley Butters dated November 16, 2007, recorded November 19, 2007 in Instrument No. 20071119-0135165, 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; The Plan, with Owner's Certificate, of record in Plat Book 57, Page 95, said Register's Office.

This is improved property, known as: 912/912B Benton Avenue, Nashville, Tennessee 37204

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 6th day of November, 2012.

X _____
Scott Dewey

State of TENNESSEE
County of DAVIDSON

On this 6th day of November, 2012 , before me the undersigned authority, personally appeared Scott Dewey , 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: 3-9-2013

X _____
Notary

JULIE A. WILEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires March 9, 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 $393,450.00

_____
Affiant

Sworn and subscribed before me this the 6 day of November, 2012

_____
Notary Public

My Commission Expires: _____

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