(1) Return to: Bridgehouse Title

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

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

W & I Ref:(DM) Title No: 51687
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Robert H. Conway, Jr. 1011 Woodmont Boulevard Nashville, Tennessee 37204	Sumner Bank & Trust 780 Browns Lane Gallatin, TN 37066

TAX MAP-PARCEL NUMBERS: 11809006800

BILL GARRETT, Davidson County
Trans:T20120086947 DEEDWARR
Recvd: 11/14/12 14:05 2 pgs
Fees:13.00 Taxes:1295.00
20121114-0104914

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$350,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Dorothy Christine Baker Pearigen**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert H. Conway, Jr., a married man** 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. 36 on the map of Leonte Subdivision, not of record described according to a survey made by W. B. Southgate, Surveyor, December 1936 and March 1938, as follows:

Beginning at a point on the southerly margin of Woodmont Avenue at a point 549 feet west of the westerly margin of 10th Avenue South, said point being the common corner of Lots Nos. 36 and 37, thence southwardly with the dividing line between said lots nos. 36 and 37, 188 feet to the common corner of Lots Nos. 36, 37, 46 and 47; thence westwardly with the dividing line between Lots Nos. 36 and 47, 100 feet to a point, the common corner of Lots Nos. 35, 36, 47 and 48; thence northwardly with the dividing line between Lots Nos. 35 and 36, 190 feet to a point in the southerly margin of Woodmont Avenue; thence with the southerly margin of said Avenue eastwardly 100 feet to the point of beginning.

Being the same property conveyed to C.A. Baker and wife, Clarabelle Baker by Warranty Deed from Frank H. McMaster, dated Nov. 23, 1939 and recorded on Dec. 6, 1939 of record in Book 1142, page 36, Register's Office for Davidson County, Tennessee. The said C.A. Baker and Clarabelle Baker have since died, with C.A. Baker predeceasing Clarabelle Baker. The Will of Clarabelle Briley Baker of record in Docket No. 51470 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, (and attached as an exhibit in Book 4811, page 108, said Register's Office), devises subject property to Dorothy Christine Baker Pearigen. By Quitclaim Deed dated April 19, 1974, recorded on May 1, 1974 of record in Book 4811, page 108, said Register's Office, Dorothy Christine Baker Pearigen, Executrix under the Last Will and Testament of Clarabelle Briley Baker, conveyed subject property to Dorothy Christine Baker Pearigen.

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. Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 3924, page 457, said Register's Office.

This is improved property, known as: 1011 Woodmont Boulevard, 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 31st day of October, 2012.

Dorothy Christine Baker Pearigen

Dorothy Christine Baker Pearigen

State of TENNESSEE
County of DAVIDSON

On this 31st day of October, 2012 , before me the undersigned authority, personally appeared Dorothy Christine Baker Pearigen, 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 $350,000.00

Affiant

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

Notary Public

My Commission Expires: 1-19-14

MELANIE D. DURARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires: January 19, 2014