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:T20120088927 DEEDWARR
Recvd: 11/20/12 14:29 2 pgs
Fees:13.00 Taxes:75.85

20121120-0107172

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 52005
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Mark Hayes 73 White Bridge Road, Suite 103, #135 Nashville, TN 37205	New Owner

TAX MAP-PARCEL NUMBERS: 09106028100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$20,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Leo Elton Demoss, Jr.**, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mark Hayes** 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. 1420 of block No. 201 on the Plan of Map Showing Extension of Plan No. 1 West Nashville of record in Book 57, page 173, Register's Office for said County.

Said Lot No. 1420 fronts 25 feet on the southerly margin of Tennessee Avenue and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Leo Elton DeMoss, Jr., a single person, by Warranty Deed from Bennie Staggs, Bobbie Ray Staggs, Mary Elizabeth Gilbert, Frankie Mae Hyndman (being one and the same person as Frankie Hydeman), Bonnie Lancaster and Marylin Jeanette Martin, dated March 21, 2006 and recorded on march 23, 2006, of record in Doc. No. 20060323-0033493, re-recorded in Doc. No. 20060327-0034591, 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 173, said Register's Office.

This is improved property, known as: 5509 Tennessee Avenue, Nashville, Tennessee

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 ~~9th~~ 16th day of November, 2012.

Leo Elton Demoss, Jr.

State of TENNESSEE

County of DAVIDSON

On this ~~9th~~ 16th day of November, 2012 , before me the undersigned authority, personally appeared Leo Elton Demoss, Jr., 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: _____

Notary

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

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 $20,500.00

Affiant

Sworn and subscribed before me this the ~~9th~~ 16th day of November, 2012

My Commission Expires: _____

Notary Public

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