PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

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Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County

Trans:T20120091275 DEEDWARR

Recvd: 11/30/12 12:12 3 pgs

Fees:18.00 Taxes:1239.50

20121130-0110006

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 52024

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Scotty G. Mann Jennifer Derryberry Mann 709 West Meade Drive Nashville, Tennessee 37205	Access National Mortgage 1800 Robert Fulton Drive Ste 350 Reston, VA 20191

TAX MAP-PARCEL NUMBERS: 115-11-29.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$335,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Richard C. Yancey and spouse, Nicole C. Yancey**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Scotty G. Mann and wife Jennifer Derryberry Mann** 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. 349 on the Plan of West Meade Farms, Inc., Section "M" of record in Book 2133, page 107, Register's Office for said County, to which Plan reference is hereby made for a more complete description. Together with and subject to Grant of Right of Way for driveway purposes of record in Book 6060, page 1, said Register's Office.

Being the same property conveyed to Richard C. Yancey and wife, Nicole C. Yancey by Warranty Deed from William C. Yancey, Jr., and Constance L. Yancey, as tenants in common dated Feb. 9, 2010 and recorded on March 1, 2010 of record in Doc. No. 20100301-0015318, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2133 Page 107, said Register's Office, which Plan shows a 100 foot minimum building setback line from West Meade Drive and a 10 foot easement for public utility purposes along the rear line of said lot. Grant of Right of Way for driveway purposes of record in Book 6060, page 1, said Register's Office.

This is improved property, known as: 709 West Meade Drive, Nashville, Tennessee 37205

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 29th day of November, 2012.

Richard C. Yancey

Nicole C. Yancey

State of _____

County of _____

On this _____ day of November, 2012 , before me the undersigned authority, personally appeared Richard C. Yancey , 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

State of MASSACHUSETTS

County of MIDDLESEX

On this 28 day of November, 2012 , before me the undersigned authority, personally appeared Nicole C. Yancey , 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: 8/24/2018 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 $335,000.00

Affiant

Sworn and subscribed before me this the 29th day of November, 2012

Notary Public

My Commission Expires: _____

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 29th day of November, 2012.

Richard C. Yancey

Nicole C. Yancey

State of WASHINGTON
County of ISLAND

On this 28TH day of November, 2012 , before me the undersigned authority, personally appeared Richard C. Yancey , 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.

Notary
LT R. E. THATCHER
DMS BUSINESS MANAGER
LEGAL OFFICER
NHOH

My Commission Expires: FEB 2014
AUTHORITY: 10 U.S.C 1044a

State of _____
County of _____

On this _____ day of November, 2012 , before me the undersigned authority, personally appeared Nicole C. Yancey , 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

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 $335,000.00

Affiant

Sworn and subscribed before me this the 29th day of November, 2012

Notary Public

My Commission Expires: 08/23/2016

ASHLEY VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Wldoc: Deed Wty—12/92