NEW OWNER:

Ivan N. Raley and Carole A. Raley
57 Vaughns Gap Road
Nashville, Tennessee 37205

SEND TAX BILLS TO:
NEW OWNER

Map 129
Group 15-0
Parcel 056.00

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Ave.
Lebanon, TN 37087
FILE NO: 12-0912

BILL GARRETT, Davidson County
Trans:T20120093753 DEEDWARR
Recvd: 12/07/12 11:05 2 pgs
Fees:13.00 Taxes:858.40
20121207-0112973

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Thirty Two Thousand and 00/100 Dollars ($232,000.00) cash in hand paid, the receipt of which is hereby acknowledged, MICHAEL J. MAYHAN and wife, MARISA O. MAHYHAN ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto IVAN N. RALEY and wife, CAROLE A. RALEY, ("Grantee"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the plan of Warner Park Valley, Section II, of record in Book 3600, Page 20, Register's Office for said County.

Said Lot No. 2, which is a corner lot, fronts 125 feet on the westerly margin of Vaughns Gap Road and fronts 90.06 feet on the northerly margin of Park Lane, said frontages being joined by a curve having a length of 39.3 feet, and extends back 152.5 feet on the northerly line and 164.97 feet on the westerly line together with that portion of Park Lane closed by the Metropolitan Government Bill No. 69.780.

Being the same property conveyed to Michael J. Mayhan and spouse, Marisa O. Mayhan by Warranty Deed from Ann Rappuhn, single, dated May 5, 1995 and of record in Book 9669, Page 469, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 57 Vaughns Gap Road, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free,

clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 6 day of December, 2012.

MICHAEL J. MAYHAN

MARISA O. MAYHAN

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, MICHAEL J. MAYHAN AND MARISA O. MAYHAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument.

WITNESS my hand and official seal at office this 6th day of December, 2012.

NOTARY PUBLIC

My commission expires: 1/24/2015

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$232,000.00.**

AFFIANT

Sworn to and subscribed to before me this 6th day of December, 2012.

NOTARY PUBLIC

My commission expires: 1/24/2015

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY