Return To:

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

FOUNDATION
TITLE AND ESCROW, LLC
26712 ~~1725~~ N. Mt Juliet Rd., ~~Ste. C~~
Mt Juliet TN 37122

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 52108

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jane T. Rigsby 5107 Illinois Avenue Nashville, TN 37209	Mortgage Investor's Group 8320 East Walker Springs Lane Suite 200 Knoxville, TN 37923

TAX MAP-PARCEL NUMBERS:

091110117100

BILL GARRETT, Davidson County
Trans:T20120098313 DEEDWARR
Recvd: 12/26/12 10:31 2 pgs
Fees:13.00 Taxes:795.50
20121226-0118549

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Mark Hayes, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Jane T. Rigsby, unmarried 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 Nos. 1014 and 1016 of Block 163, West Nashville No. 1, of record in Book 57, Pages 74 and 75, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mark Hayes by deed from Daryl Spicer, dated September 7, 2012, recorded September 10, 2012 in Instrument No. 20120910-0081959, Register's Office for Davidson County, Tennessee.

Subject property is not now, and never has been the residence of the grantor herein, nor any spouse or assigns.

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 Pages 74 and 75, said Register's Office, to which plan reference is hereby made for a more complete description.

This is improved property, known as: 5107 Illinois Avenue, Nashville, Tennessee 37209

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 18th day of December, 2012.

Mark Hayes

State of TENNESSEE

County of DAVIDSON

On this 18th day of December, 2012 , before me the undersigned authority, personally appeared Mark Hayes , 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 $ 215,000.00.

Affiant

Sworn and subscribed before me this the 18 day of December, 2012

My Commission Expires: 8/23/16 Notary Public

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON