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:T20120099358 DEEDWARR
Recvd: 12/28/12 09:25 2 pgs
Fees:13.00 Taxes:777.00
20121228-0119817

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 52083
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
David E. Curtis Samantha A. Morgan-Curtis	Magna Bank 6525 Quail Hollow Road Suite 513 Memphis, Tennessee 38120

TAX MAP-PARCEL NUMBERS: 141-15-0-C 038.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$210,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Jere T. Bradshaw, Jr. and wife, Eleanor L. Bradshaw, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto David E. Curtis and wife, Samantha A. Morgan Curtis 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. 139 on the Plan of Rolling River Estates, Phase 7, of record in Book 5800, Page 86, amended in Book 6746, Page 525, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jere T. Bradshaw, Jr. and wife, Eleanor L. Bradshaw by deed from Thomas M. Falender and wife, Susan J. Falender, dated August 30, 2000, recorded August 31, 2000 in Instrument No. 20000831-0086310, 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 Plat Book 5800, Page 86, amended in Book 6746, Page 525, said Register's Office, which Plan shows a 30 foot minimum building setback line from River Ridge Drive, and a 10 foot easement for public utility and drainage purposes along the rear line of said lot and a 20 foot minimum setback line from the northerly line that has been amended to 7.5 feet and a 10 foot minimum setback line from the southerly line of said lot, and a 2.5 X 25 foot utility anchor easement located on the northwesterly front corner of said lot. The Declaration of Covenants, Conditions and Restrictions of record in Book 4788, page 950, Book 4871, page 640, Book 4892, page 679, Book 4892, page 689 and Book 5917, page 310, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 6916 River Ridge Drive, Nashville, Tennessee 37221

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 27th day of December, 2012.

Jere T. Bradshaw, Jr.

Eleanor L. Bradshaw

State of TENNESSEE

County of DAVIDSON

On this 27th day of December, 2012 , before me the undersigned authority, personally appeared Jere T. Bradshaw, Jr. Eleanor L. Bradshaw , 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: _____

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

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 $210,000.00

Affiant

Sworn and subscribed before me this the 27th day of December, 2012

My Commission Expires: _____

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

Notary Public