AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

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:T20130006354 DEEDWARR
Recvd: 01/23/13 14:05 2 pgs
Fees:13.00 Taxes:1665.00
20130123-0007486

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 52103
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Richard A. Glaze 208 Stokesboro Court Nashville, Tennessee 37215	Synovus Mortgage Corp. PO Box 2868 Columbus GA 31902-2868

TAX MAP-PARCEL NUMBERS: 117070G00400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$450,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Peggy D. Downing as surviving tenant by the entireties,** a widow who has not remarried, , hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Richard A. Glaze** 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. 4 on the Plan of Stokesboro Court of record in Book 6200, page 582, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Robert A. Downing and wife, Peggy D. Downing, by Warranty Deed from Richard D. Sweeney and wife, Janice B. Sweeney, dated June 1, 1988 and recorded on June 2, 1988 of record in Book 7560,page 158, Register's Office for Davidson County, Tennessee. The said Robert A. Downing has since died, leaving Peggy D. Downing as the surviving tenant by the entireties.

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

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 6200, page 582, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 7171, page 148, 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: 208 Stokesboro Court, Nashville, Tennessee 37215

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 January, 2013.

Peggy D. Downing

State of TENNESSEE

County of DAVIDSON

On this 18th day of January, 2013 , before me the undersigned authority, personally appeared Peggy D. Downing, 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: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

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 $450,000.00

Affiant

Sworn and subscribed before me this the 18th day of January, 2013

Notary Public

My Commission Expires: 7-6-15

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 6, 2015