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

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 52133
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Christopher B. Dawkins Mary C. Dawkins 1406 Elmwood Avenue Nashville, Tennessee 37212	SunTrust Mortgage, Inc. 901 Semmes Ave. Richmond, VA 23224

TAX MAP-PARCEL NUMBERS: 10513010900

BILL GARRETT, Davidson County
Trans:T20130006667 DEEDWARR
Recvd: 01/24/13 10:49 2 pgs
Fees:13.00 Taxes:2220.00
20130124-0007818

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$600,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Wesley H. Self and wife, Elizabeth Anne Self**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Christopher B. Dawkins and wife, Mary C. Dawkins,** 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 the easterly half of Lot No. 68 on the Plan of Belmont Land Company's property, called Belmont Heights of record in Book 421, page 34, Register's Office for said County.

Said part of Lot 68 fronts 50 feet on the northerly margin of Elmwood Avenue and extends back between parallel lines 188 feet to an alley.

Being the same property conveyed to Wesley H. Self and wife, Elizabeth Anne Self by Warranty Deed from David Touve and wife, Laura Good, dated June 25, 2009 and recorded on June 30, 2009 of record in Doc. No. 20090630-0060946, Register's Office for Davidson County, Tennessee.

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; All Matters shown on the Plan, with Owner's Certificate, of record in Book 421 Page 34, said Register's Office.

This is improved property, known as: 1406 Elmwood Avenue, Nashville, Tennessee 37212

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 23rd day of January, 2013.

Wesley H. Self

Elizabeth Anne Self

State of TENNESSEE
County of DAVIDSON

On this 23rd day of January, 2013 , before me the undersigned authority, personally appeared Wesley H. Self and Elizabeth Anne Self , 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 $600,000.00

Affiant

Sworn and subscribed before me this the 23rd day of January, 2013

My Commission Expires: JOEY SANDERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires November 17, 2014

Notary Public