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:T20130016362 DEEDWARR
Recvd: 02/27/13 14:36 2 pgs
Fees:13.00 Taxes:1598.40
20130227-0019693

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 52205
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Michael J. West Beverly Hedrick 315 51st Avenue North Nashville, Tennessee 37209	Tennessee Bank & Trust 4007 Hillsboro Pike Nashville, Tennessee 37215-2718

TAX MAP-PARCEL NUMBERS: 09115017200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$432,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mark A. Hayes and wife, Dawn Hayes**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael J. West and Beverly Hedrick** 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 northeast corner of Block 11 on the map of the Realty Savings Bank & trust Company's Revised Plan of the West Extension of Charlotte Park, of record in Book 421, page 18, Register's Office for said County.

Said part of said block fronts 60 feet on the west side of 51st Avenue North, as widened, and runs back between parallel lines, along the south margin of Elkins Avenue, 150 feet to the east margin of an alley.

Being the same property conveyed to Mark A. Hayes and wife, Dawn Hayes by Warranty Deed from Mary Pitmon Wall; Executrix of the Estate of James Laurence Allman and Mary Anella Pitmon Wall, Judy Pitmon Thomas, Jackie Pitmon Davis and H.R. Pitmon, Jr., devisees under the Last Will and Testament of James Laurence Allman, dated April 4, 2012 and recorded on April 10, 2012 of record in Doc. No. 20120410-0030568, 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 18, said Register's Office.

This is improved property, known as: 315 51st Aveune North, 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 26th day of February, 2013

Mark A. Hayes

Dawn Hayes

State of Tennessee

County of Davidson

On this 26th day of February, 2013, before me the undersigned authority, personally appeared Mark A. Hayes and Dawn 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: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

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 $432,000.00

Affiant

Sworn and subscribed before me this the 26th day of February, 2013.

My Commission Expires: 9-8-2013

DEBORAH H. BERRIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public