File # 24691-8
Return to: John T. Cook, P.C.

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:T20130016838 DEEDWARR
Recvd: 02/28/13 15:19 2 pgs
Fees:13.00 Taxes:1158.84
20130228-0020284

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 52197
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Laura R. Nail Davis Nail 1039 Draughon Avenue Nashville, Tennessee 37204	Fifth Third Mortgage Company P.O. Box 630170 Cincinnati, OH 45263

TAX MAP-PARCEL NUMBERS: 11809009400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$313,200.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **E. Elliott Garrett and spouse, Anne Livingston-Garrett**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Davis Nail and Laura R. Nail, husband and wife**, 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 25 feet of Lot No. 1 and the westerly 50 feet of Lot No. 2 on the unapproved map of the Oriental Golf Club Subdivision, Section One, of record in Book 1424, page 10 described as follows:

Beginning at a point in the southerly margin of Draughon Avenue, 677 feet east of the easterly margin of the Granny White Pike; thence with the margin of said Avenue easterly 75 feet to a point which is 25 feet west of the common line between lots Nos. 2 and 3; thence southerly parallel with said line, 178.1 feet to the line between Lots Nos. 2 and 19; thence with the line between said lot and the line between Lots Nos. 1 and 20, westerly 75 feet to a point; thence northerly 176.2 feet to the point of beginning.

Being the same property conveyed to E. Elliott Garrett and spouse, Anne Livingston-Garrett by Warranty deed from Stephen A. Norwood and spouse, Tracy C. Norwood, dated June 28, 1993 and recorded on July 7, 1993 of record in Book 9006, page 383, 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 1424 Page 10, said Register's Office.

This is improved property, known as: 1039 Draughon Avenue, Nashville, Tennessee 37204

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 February, 2013.

E. Elliott Garrett

Anne Livingston-Garrett

State of TENNESSEE
County of DAVIDSON

On this 27th day of February, 2013 , before me the undersigned authority, personally appeared E. Elliott Garrett, 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 WILLIAMSON COUNTY My Commission Expires 01-24-2017

State of TENNESSEE
County of DAVIDSON

On this 27th day of February, 2013 , before me the undersigned authority, personally appeared Anne Livingston-Garrett , 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 WILLIAMSON COUNTY My Commission Expires 01-24-2017

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 $313,200.00

Affiant

Sworn and subscribed before me this the 27th day of February, 2013

Notary Public

My Commission Expires: 1/6/14

DEBORAH M. O'NEIL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.