PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
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BILL GARRETT, Davidson County
Trans:T20130021769 DEEDWARR
Recvd: 03/18/13 10:51 2 pgs
Fees:13.00 Taxes:536.50
20130318-0026432

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

W & I Ref:(_____) Title No: 52121
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Cole S. Kiracofe 1326 McChesney Ave. Nashville, TN 37216	New Owner

TAX MAP-PARCEL NUMBERS: 72-3-163.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$145,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Loria Mae Murray, unmarried, hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto Cole S. Kiracofe 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 part of Lot No. 199 on the Plan of Inglewood Place, of record in Book 332, Page 101, Register's Office for said County, described as follows:

BEGINNING at a point which is the southwest corner of the intersection of McChesney Avenue and Kennedy Avenue; thence westerly with the southerly margin of McChesney Avenue, 161 feet, more or less, to the northeasterly corner of the westerly 50 feet of said Lot No. 199, which was conveyed to Maggie Lou English by deed from Maurice Gilbert, of record in Book 1227, Page 245, said Register's Office; thence southwardly with the easterly line of said English property 205 feet more or less to a point in the northerly line of Lot No. 152 on said plan; thence eastwardly with said line of said Lot No. 153, 10.5 feet more or less to a point in the northwesterly margin of Kennedy Avenue, 205 feet more or less to the point of beginning.

Being the same property conveyed to Kenneth E. Murray by deed from Debra M. Walling, now known as Debra M. Walling Preston and husband, William Thurman Preston, dated March 15, 1996, recorded March 19, 1996 in Book 9982, Page 831, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Loria Mae Murray and Kenneth E. Murray, as tenants in common with right of survivorship by deed from Kenneth E. Murray, dated December 12, 2012, recorded December 13, 2013 in Instrument No. 20121213-0115024, Register's Office for Davidson County, Tennessee. Kenneth E. Murray having since died.

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; The Plan, with Owner's Certificate, of record in Plat Book 332 Page 101, said Register's Office, to which reference is hereby made for a more complete description.

This is improved property, known as: 1326 McChesney Avenue, Nashville, Tennessee 37216

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 13th day of March, 2013.

Loria Mae Murray

Loria Mae Murray

State of TENNESSEE
County of DAVIDSON

On this 13th day of March, 2013 , before me the undersigned authority, personally appeared Loria Mae Murray, 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 $145,000.00

Affiant

Sworn and subscribed before me this the 13 day of March, 2013

My Commission Expires: _____

DAVID R.A. ROETGER
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 21, 2013
COUNTY OF WILLIAMSON

Notary Public