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:T20130025035 DEEDWARR

Recvd: 03/28/13 08:03 2 pgs

Fees:13.00 Taxes:999.00

20130328-0030296

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 52153

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jason R. Bruce and Amy Beth R. Bruce 7111 Robinson Drive Fairview, TN 37062	new owner

TAX MAP-PARCEL NUMBERS: 11805001300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$270,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **John E. Patton, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jason R. Bruce and wife, Amy Beth R. Bruce,** 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. 182 on the Plan of Victoria Place of record in Book 332,page 10, Register's Office for said County.

Said Lot No. 182 fronts 60 feet on the southerly margin of Ferguson Avenue and extends back between parallel lines 140 feet to an alley.

Being the same property conveyed to John. E. Patton and wife, Delores A. Patton, by Warranty Deed from H.G. White and wife, Annie Mae White, dated September 11, 1967 and recorded on September 15, 1967, of record in Book 4171, page 184, Register's Office for Davidson County, Tennessee. Delores A. Patton has since died, leaving John E. Patton as the surviving tenant by the entireties.

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 332 Page 10, said Register's Office.

This is improved property, known as: 1203 Ferguson 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 26th day of March, 2013.

John E. Patton
John E. Patton

State of TENNESSEE
County of DAVIDSON

On this 26th day of March, 2013, before me the undersigned authority, personally appeared **John E. Patton**, 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

Diane K Mann
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 $270,000.00

Cari Tiesl
Affiant

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

Notary Public

My Commission Expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY