File Box 9-B

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:T20130025573 DEEDWARR
Recvd: 04/01/13 09:40 2 pgs
Fees:13.00 Taxes:684.50

20130401-0031070

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 52231
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John K. Murphy 908 Harpeth Trace Drive Nashville, Tennessee 37205	First Advantage Bank 1430 Madison St. Clarksville, TN 37040

TAX MAP-PARCEL NUMBERS: 143-6-B-700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$185,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Fred L. Lyell, Jr., Trustee of the Fred L. Lyell, Jr., Revocable Living Trust Agreement dated Aug. 3, 1999**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John K. Murphy** 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. 7 on the Plan of Harpeth Ridge, Planned Unit Development of record in Book 5200, page 723, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more accurate and complete legal description thereof.

Being the same property conveyed to Fred L. Lyell, Jr., unmarried by Warranty Deed from David A. Wood, Jr., unmarried dated January 9, 1995 and recorded on January 12, 1995 of record in book 9569, page 649, Register's Office for Davidson County, Tennessee. Fred L. Lyell, Jr., Revocable Living Trust Agreement dated August 3, 1999 by Quitclaim Deed dated August 3, 1999 and recorded on August 5, 1999 of record in Book 11609, page 728, 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; The Plan, with Owner's Certificate, of record in Book 5200, Page 723, said Register's Office, which Plan shows a minimum building setback line and easement for public utility and drainage purposes to which Plan reference is made for a complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 5120, page 208, Book 6240, page 94, Doc. No. 20080324-0029087, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 908 Harpeth Trace Drive, Nashville, Tennessee 37205

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 29th day of March, 2013.

Fred L Lyell Jr Trustee

Fred L. Lyell, Jr., Trustee

State of TENNESSEE
County of DAVIDSON

On this 29th day of March, 2013 , before me the undersigned authority, personally appeared Fred L. Lyell, Jr., Trustee, 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 $185,000.00

Affiant

Sworn and subscribed before me this the 29th day of March, 2013

My Commission Expires: KAREN FORD MARLIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 2, 2013

Notary Public