File Box 8

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:T20130035041 DEEDWARR

Recvd: 04/29/13 14:06 2 pgs

Fees:13.00 Taxes:148.00

20130429-0042448

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 52502

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
D218, LLC 1310 Sixth Avenue North Nashville, TN 37208	New Owner

Map & Parcel No: 09405008300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$40,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Eldon Spraker, III, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto D218, LLC 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. 39 on the Plan of Shelby Heights, Section One, Revised, of record in Book 2330, Page 171, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Eldon Spraker, III, unmarried, by deed from Leland D. Watts, dated October 3, 2007, recorded October 5, 2007 in Instrument No. 20071005-0119070, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2330 Page 171, said Register's Office, to which reference is hereby made for a more complete description.

This is improved property, known as: 1307 Davidson Street, Nashville, Tennessee 37206

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 25th day of April, 2013.

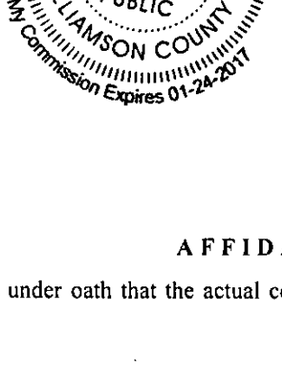
Eldon Spraker, III

State of TENNESSEE

County of DAVIDSON

On this 25th day of April, 2013 , before me the undersigned authority, personally appeared Eldon Spraker, III , 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

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 $40,000.00

Affiant

Sworn and subscribed before me this the 25th day of April, 2013

Notary Public

My Commission Expires: _____