File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

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

W & I Ref:(DM) Title No: 52463
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Gary L. Bouge Debra G. Bouge 14104 Crowne Circle Franklin, Tennessee 37067	Metropolitan Bank 1612 Westgate Circle Suite 222 Brentwood, Tennessee 37027

TAX MAP-PARCEL NUMBERS: 11300013100 & 11300013600

BILL GARRETT, Davidson County
Trans:T20130038138 DEEDWARR
Recvd: 05/07/13 14:27 2 pgs
Fees:13.00 Taxes:2220.00
20130507-0046087

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$600,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **James M. McFarlin and spouse, Carolyn G. McFarlin**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Gary L. Bouge and spouse, Debra G. Bouge** 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:**

Tract I

Land in Davidson County, Tennessee, beginning at an iron pin in the northerly margin of Buffalo Road; thence in a northerly direction north 30° 43' west 930.28 feet to an iron pin; thence in a southerly direction south 53° 5' east to a point in the northerly margin of Buffalo Road 935.30 feet to a point; thence in a westerly direction along the northerly margin of Buffalo Road 368.90 feet to the iron pin in the northerly margin of Buffalo Road, and the point of beginning.

Being the same property conveyed to James M. McFarlin and wife, Carolyn F. McFarlin, by Warranty Deed from Louis Resha, Jr., and wife, Gwenn Resha, dated March 16, 1976 and recorded on March 17, 1976, of recordin Book 5006, page 138, Register's Office for Davidson County, Tennessee.

Tract II

Land in Davidson County, Tennessee, BEGINNING at a point on the northerly margin of Buffalo Road, being the common corner of Lots 1 and 2; thence in a northwesterly direction north 53 degrees 05 minutes west 935.30 feet to an iron pin; thence in a northerly direction north 2 degrees 52 minutes east 469.61 feet; thence in a southerly direction south 38 degrees 45 minutes east 771.73 feet; thence in a southeasterly direction south 57 degrees 00 minutes east 368.95 feet to a point in the northerly margin of Buffalo Road; thence along the northerly margin of Buffalo Road south 16 degrees 39 minutes west 238.10 feet to the point of beginning.

Being the same property conveyed to James M. McFarlin and wife, Carolyn Faye McFarlin, by Warranty Deed from Christopher V. Schweer and wife, Susan F. Schweer, dated August 23, 1979 and recorded August 24, 1979, of record in Book 5488, page 136, 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; Agreements for Dedication of Easement for Water Line to the Harpeth Valley Utilities District of record in Book 5556, page 576, and Book 5556, page 578, said Register's Office. Right of way for access to private burial ground located on subject property.

This is improved property, known as: 7640/0 Buffalo Road, Nashville, Tennessee 37221

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 30th day of April, 2013.

James M. McFarlin

Carolyn F. McFarlin

State of TENNESSEE
County of DAVIDSON

On this 30th day of April, 2013 , before me the undersigned authority, personally appeared James M. McFarlin and Carolyn F. McFarlin , 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 $600,000.00

Affiant

Sworn and subscribed before me this the 30th day of April, 2013

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

Notary Public