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:T20130039828 DEEDWARR

Recvd: 05/13/13 14:11 2 pgs

Fees:13.00 Taxes:1770.45

20130513-0048160

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 52501

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Wesley Louis Coker **202 Leake Avenue** **Nashville, Tennessee 37205**	New Owner

TAX MAP-PARCEL NUMBERS: 11613009600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$478,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Frances R. Edwards, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Wesley Louis Coker,** 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. 3 and 4 on the Map of Belle Meade Subdivision of record in Book 1130, page 3, Register's Office for said County.

Said Lot Nos. 3 and 4 front together 120 feet on the northerly margin of Leake Avenue and extend back between parallel lines 164 feet to a dead line in the rear.

Being the same property conveyed to Edward T. Edwards and wife, Frances R. Edwards, by Warranty Deed from Alvin Davis and wife, Fannye Davis, dated October 2, 1962 and recorded on October 5, 1962, of record in Book 3436, page 429, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated April 5, 1996, recorded May 31, 1996, of record in Book 10069, page 234, said Register's Office Edward T. Edwards conveyed his interest in subject property to Frances R. Edwards.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

Edward Thomas Edwards, spouse of Frances R. Edwards, joins in execution of this instrument in order to convey any marital interest he might have in the subject property.

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1130 , page 3, said Register's Office, which Plan shows a 35foot minimum building setback line from Leake Avenue and a 10 foot easement for public utility purposes along the rear line.

This is improved property, known as: 202 Leake Avenue, 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 9th day of May, 2013.

Frances R. Edwards
Frances R. Edwards

Edward Thomas Edwards
Edward Thomas Edwards

State of TENNESSEE
County of DAVIDSON

On this 9th day of May, 2013, before me the undersigned authority, personally appeared **Frances R. Edwards and Edward Thomas Edwards**, 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 $478,500.00

Affiant

Sworn and subscribed before me this the 9th day of May, 2013

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

Diane K. Mann
Notary Public