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:T20130041929 DEEDWARR

Recvd: 05/20/13 14:21 2 pgs

Fees:13.00 Taxes:340.40

20130520-0050692

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 52539

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Mark A. Hayes Dawn M. Hayes 700 51st Ave. N Nashville, Tennessee 37209	New Owner

TAX MAP-PARCEL NUMBERS: 0911603500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $92,000.00 , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Jacob Peter Byl, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Mark A. Hayes and wife, Dawn M. Hayes, 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. 47 on the Plan of the Subdivision of the P.S. Stump Lands, of record in Plan Book 2, Page 74, Chancery Court at Nashville.

Said Lot No. 47 fronts 50 feet on the northerly side of Dakota, formerly 4th Avenue and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Jacob Peter Byl by deed from Mary Lois Berryhill, dated June 18, 2009, recorded June 25, 2009 in Instrument No. 20090625-0059322, 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 Plan Book 2 Page 74, said Register's Office.

This is improved property, known as: 4010 Dakota Avenue, Nashville, Tennessee 37209

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 17th day of May, 2013.

Jacob Peter Byl

State of TENNESSEE

County of DAVIDSON

On this 17th day of May, 2013 , before me the undersigned authority, personally appeared Jacob Peter Byl, 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

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 $92,000.00

Affiant

Sworn and subscribed before me this the 17th day of May, 2013

My Commission Expires: _____

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

Notary Public