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:T20130050318 DEEDWARR
Recvd: 06/14/13 14:03 2 pgs
Fees:13.00 Taxes:407.00
20130614-0061132

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 52566
Dav. Co. File: Box 8

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

TAX MAP-PARCEL NUMBERS: 091-08-226

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$110,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, William D. Longworth and wife, Judy L. Longworth, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Mark 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. 301 and the easterly 9 ½ feet of Lot No. 303, of Block 44, Plan No. 1, West Nashville, of record in Book 57, Pages 74 and 75, Register's Office for said County.

Said Lot No. 301 and part of Lot No. 303 front together 40 feet on the northerly side of Illinois Avenue, and run back between parallel lines with the westerly margin of 44th Avenue, North 150 feet to an alley.

Being the same property conveyed to William D. Longworth and wife, Judy L. Longworth by deed from Richard A. Pratt and wife, Vera Louise Pratt, dated February 22, 1996, recorded February 23, 1996 in Book 9956, Page 78, 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 57 Pages 74 and 75, said Register's Office, to which plan reference is hereby made for a more complete description.

This is improved property, known as: 4400 Illinois 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 13th day of June, 2013.

William D. Longworth

Judy L. Longworth

State of TENNESSEE

County of DAVIDSON

On this 13th day of June, 2013 , before me the undersigned authority, personally appeared William D. Longworth and Judy L. Longworth , 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.

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

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 $110,000.00

Affiant

Sworn and subscribed before me this the 13th day of June, 2013

Notary Public

My Commission Expires: _____

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