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:T20130053386 DEEDWARR
Recvd: 06/24/13 14:34 2 pgs
Fees:13.00 Taxes:1073.00
20130624-0064709

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 52668
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Don Hays 824 Horner Avenue Nashville, TN 37204	New Owner

TAX MAP-PARCEL NUMBERS: 118-2-139.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$290,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Joyce S. Christmon, unmarried, hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto Don Hays 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. 59 on the Map of Kirkwood Heights, the W. T. Berry Estate, Section No. 4, of record in Book 1130, Page 18, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bert Harrison Christmon and wife, Joyce S. Christoman by deed from Robert James Hayes and wife, Virginia H. Hayes, dated September 20, 1966, recorded September 22, 1966 in Book 4059, Page 799, Register's Office for Davidson County, Tennessee. Bert Harrison Christmon having since died leaving Joyce S. Christmon as the surviving tenant by the entirety.

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 1130 Page 18, said Register's Office, to which reference is hereby made for a more complete description.

This is improved property, known as: 824 Horner Avenue, Nashville, Tennessee 37204

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 21st day of June, 2013.

Joyce S. Christmon

State of TENNESSEE

County of DAVIDSON

On this 21st day of June, 2013 , before me the undersigned authority, personally appeared Joyce S. Christmon , 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 $290,000.00

Affiant

Sworn and subscribed before me this the 21st day of June, 2013

My Commission Expires: _____

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

Notary Public