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:T20130070952 DEEDWARR
Recvd: 08/16/13 14:40 2 pgs
Fees:13.00 Taxes:1535.50
20130816-0086504

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 52825
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Eileen R. Campbell-Reed Lynn E. Reed 6210 Bresslyn Road Nashville, Tennessee 37205	SAME

TAX MAP-PARCEL NUMBERS: 11512005900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$415,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John S. Phipps, Jr. and John S. Phipps, Jr., Trustee of the Channing Jordan Powell Testamentary Trust and John S. Phillp, Jr., Trustee of the William E. Powell, III, Testamentary Trust,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Eileen R. Campbell-Reed and Lynn E. Reed** 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. 136 on the Plan of West Meade Farms, Inc., Section "F" of record in Book 1835, page 71, Register's Office for said County.

Said Lot No. 136 fronts 129.0 feet on the northerly margin of Bresslyn Road and extends back between parallel lines 315.0 feet to a dead line in the rear.

Being the same property conveyed to John S. Phipps, Jr., a one-half interest and William E. Powell, Jr., a one-half interest, each as tenants in common by Special Warranty Deed from J.P. Morgan Chase Bank, as Trustee, dated November 11, 2005 and recorded on December 27, 2005 of record in Doc. No. 20051227-0153297, Register's Office for Davidson County, Tennessee. By Quitclaim Deed, dated January 7, 2008, recorded on January 11, 2008, of record in Doc. No. 20080111-0003633. said Register's Office, property was conveyed to Phipps-Powell Joint Venture. By Quitclaim Deed dated August 22, 2011, recorded on August 26, 2011 of record in doc. No. 20110826-0066178, said Register's Office, subject property was conveyed to John S. Phipps, Hr., a one-half undivided interest, John S. Phipps, Jr., Trustee of the Channing Jordan Powell Testamentary Trust U/T/D June 1, 2010, a one-fourth undivided interest and John S. Phipps, Jr., Trustee of the William E. Powell, III, Testamentary Trust , U/T/D June 1, 2010.

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 1835 Page 71, said Register's Office, which Plan shows a 100 foot minimum building setback line from Bresslyn Road and a 10 foot easement for public utility purposes along the rear line of said lot. Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 5533, page 27, said Register's Office.

This is improved property, known as: 6210 Bresslyn Road, Nashville, Tennessee 37205

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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 15th day of August, 2013.

John S. Phipps, Jr.

John S. Phipps, Jr., Trustee of the Channing Jordan Powell Testamentary Trust

John S. Phipps, Jr., Trustee of the Channing Jordan Powell Testamentary Trust

State of TENNESSEE
County of DAVIDSON

On this 15th day of August, 2013 , before me the undersigned authority, personally appeared John S. Phipps, Jr. and John S. Phipps, Jr., as Trustee of the Channing Jordan Powell Testamentary Trust, and John S. Phipps, Jr., as Trustee of the William E. Powell, III, Testamentary Trust , 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 $415,000.00

Affiant

Sworn and subscribed before me this the 15th day of August, 2013

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

Notary Public

Wldoc: Deed Wty—12/92