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:T20130084352 DEEDWARR
Recvd: 09/30/13 14:26 2 pgs
Fees:13.00 Taxes:1720.50
20130930-0102435

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 52865
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Knox Partners, GP 9425 Weatherly Drive Brentwood, TN 37027	SAME

TAX MAP-PARCEL NUMBERS: 11801043007 & 11801043006

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$465,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Theresa W. Doyle, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Knox Partners, GP** 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 Nos. 10 and 11on the Plan of Kirkwood Gardens, of record in Book 3106, Page 62, Register's Office for said County.

Said Lot No. 10 fronts 53.2 feet on the southerly margin of Knox Avenue and extends back 189.71 feet on the westerly line and 186.88 feet on the easterly line to a dead line in the rear, measuring 53.3 feet thereon.

Said Lot No. 11 fronts 36.68 feet on the southerly margin of Knox Avenue and extends back 194.47 feet on the westerly line and 189.71 feet on the easterly line to a dead line in the rear, measuring 64.59 feet thereon.

Being the same property conveyed to Theresa W. Doyle by Warranty Deeds from Edward Louis Risby, dated August 16, 1996, recorded August 22, 1996 in Book 10163, Page 614 and Book 10163, Page 596, Register's Office for Davidson County, Tennessee.

Marcel Sauve, spouse of Theresa W. Doyle, joins in this conveyance solely to convey any and all marital interest he may have in subject property.

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 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Book 3106 Page 62, said Register's Office as to Lot No. 10, which Plan shows a 30 foot minimum building setback line from Knox Avenue and a 10 foot easement for public utility purposes along the rear line of said lot and, as to Lot No. 11, shows a 40 foot minimum setback line from Knox Avenue and a 10 foot easement for public utility purposes along the rear and westerly side lines of said lot.

This is improved property, known as: 817 & 819 Knox 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 27th day of September, 2013.

Theresa W. Doyle

Marcel Sauve

State of TENNESSEE
County of DAVIDSON

On this 27th day of September, 2013 , before me the undersigned authority, personally appeared Theresa W. Doyle and Marcel Sauve, 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 $465,000.00

Affiant

Sworn and subscribed before me this the 27th day of September, 2013

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES: March 3, 2015

Notary Public