BILL GARRETT, Davidson County
Trans:T20130089066 DEEDWARR
Recvd: 10/16/13 10:43 2 pgs
Fees:13.00 Taxes:395.90
20131016-0107992

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

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 52881
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Benjamin Proctor 81 Scobey Dr. Nashville, TN 37210	F & M Bank 10 Cadillac Drive, Suite 100 Brentwood, TN 37027

TAX MAP-PARCEL NUMBERS: 106-14-094.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$107,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Rickey W. Allen, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Benjamin Proctor 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. 104 on the Plan of Raymond Heights, of record in Book 1424, Page 141, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rickey W. Allen and wife, Vina M. Allen by deed from Mildred G. Hill, dated July 31, 1996, recorded August 1, 1996 in Book 10142, Page 20, Register's Office for Davidson County, Tennessee. Vina M. Allen having since died, leaving Rickey W. Allen 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 1424 Page 141, said Register's Office, to which plan reference is hereby made for a more complete description and an Easement for sanitary sewers and/or storm drainage granted to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5002, Page 357, said Register's Office.

This is improved property, known as: 81 Scobey Drive, Nashville, Tennessee 37210

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. 11th day of October, 2013

Rickey W. Allen

Rickey W. Allen

State of TENNESSEE

County of DAVIDSON

On this 11th day of October, 2013, before me the undersigned authority, personally appeared Rickey W. Allen, 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

Diane K. Mann
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 $107,000.00

Affiant

Sworn and subscribed before me this the 14th day of October, 2013

My Commission Expires: _____

DEANNA FAYE WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 03-19-2014

Deanna Faye Wood
Notary Public