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:T20130089684 DEEDWARR
Recvd: 10/17/13 15:50 2 pgs
Fees:13.00 Taxes:37.00
20131017-0108818

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 52958
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jerry Earwood 6588 Lepiers Creek Road Columbia, TN 38401	**New Owner**

TAX MAP-PARCEL NUMBERS: 71-8-37

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$10,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Eldon R. Spraker, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Jerry Earwood, married, 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 the easterly half of Lot No. 75 on the Map of J. B. Haynie's Oriental Subdivision, of record in Book 161, pages 26 and 27, Register's Office for said County.

Said part of Lot No. 75 fronts 50 feet on the northerly side of Duke Street and extends back between parallel lines with the westerly margin of an alley 140 feet to an alley in the rear.

Being the same property conveyed to Eldon R. Spraker by deed from Barbara Avritt, dated September 18, 2012, recorded September 21, 2012 in Instrument No. 20120921-0086087, 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 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Book 161, Pages 26 and 27, said Register's Office, to which reference is hereby made for a more complete description.

This is unimproved property, known as: 337 Duke Street, Nashville, Tennessee 37207

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 October, 2013.

Eldon R. Spraker

State of TENNESSEE

County of DAVIDSON

On this 15th day of October, 2013 , before me the undersigned authority, personally appeared Eldon R. Spraker, 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: _____

Notary

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

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 $10,000.00

Affiant

Sworn and subscribed before me this the 16th day of October, 2013

My Commission Expires: 9-9-2014

Notary Public

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC EXP. SEPT. 9, 2014 DAVIDSON COUNTY