PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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BILL GARRETT, Davidson County
Trans:T20130094635 DEEDWARR
Recvd: 11/05/13 16:08 2 pgs
Fees:13.00 Taxes:1961.00
20131105-0114897

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 52987
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Montgomery G. Turner, Sr. Margaret L. Turner 223 Burlington Place Nashville, TN 37215	SAME

TAX MAP-PARCEL NUMBERS: 13101008600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$530,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Julie Cato Marshall, as Executor under the Last Will and Testament of Marguerite Wise Cato,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Montgomery G. Turner, Sr. and wife, Margaret L. Turner** 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. 10 on the Plan of Russwood Heights Subdivision, as of record in Plat Book 2133, page 12, Register's Office for said County, to which Plan reference is made for a more complete description.

Included in the above description, but specifically excluded therefrom is the following tract of land conveyed in Book 6405, page 383, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 10 begins at an iron pin, said iron pin being in the easterly line of Lot No. 10 and being 294.0 feet from the southerly margin of Castleman Drive; thence S 33 deg. 17 min. 30 sec. E 37.0 feet to a point, said point being the southeasterly corner of said lot; thence S 51 deg. 41 min. 35 sec. W 305.40 feet to a concrete monument, said point being the southwesterly corner of said lot; thence N 1 deg. 21 min. E 125.81 feet to an iron pin in the corner of said lot; thence N. 0 deg. 24 min. 30 sec. E 50.30 feet to a point, said point being the northwesterly corner of said lot; thence N 78 deg. 27 min. 25 sec. E. 220.45 feet to the point of beginning and containing 0.563 acres more or less according to a survey made by Wm. Robert Seigenthaler dated September 20, 1984.

Being the same property conveyed to Marguerite W. Cato, unmarried by Warranty Deed from John G. Crawford and wife, Rebecca L. Crawford, dated March 23, 1999 and recorded on March 26, 1999 of record in Book 11401, page 221, Register's Office for Davidson County, Tennessee. The said Marguerite W. Cato has since died. The Last Will and Testament of Marguerite Wise Cato of record in Docket No. 13P1099 appointed Julie Cato Marshall as executor

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 Plat Book 2133 Page 12, said Register's Office, which Plan shows a 75 foot minimum building setback line from Castleman Drive and a 10 foot easement for public utility purposes along the rear and westerly lines of said lot. And a 10 foot easement for road turnaround along the front line of said lot.

This is improved property, known as: 2323 Castleman Drive, Nashville, Tennessee 37215

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 5th day of November, 2013.

Julie Cato Marshall, executor

Julie Cato Marshall, Executor

State of TENNESSEE
County of DAVIDSON

On this 5th day of November, 2013 , before me the undersigned authority, personally appeared Julie Cato Marshall, Executor, 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 $530,000.00

Affiant

Sworn and subscribed before me this the 5th day of November, 2013

Notary Public

My Commission Expires: _____

PEGGY AXFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 5, 2015