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:T20130102693 DEEDWARRSP
Recvd: 12/06/13 14:45 2 pgs
Fees:13.00 Taxes:301.18
20131206-0124531

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref(_____) Title No: 53033
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John D. Denton 4434 Brush Hill Nashville, TN 37216	New Owner

TAX MAP-PARCEL NUMBERS: 05011001500

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$81,400.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Secretary of Housing & Urban Development of Washing ton, D.C.** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John D. Denton** 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. 633 on the Plan of Parkwood Estates, Section Four, of record in Book 3300, Pages 79 and 80, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the sane property conveyed to Secretary of Housing and Urban Development of Washington D.C. by Warranty Deed from Mid First Bank dated November 27, 2012, recorded August 8, 2013 in Instrument No. 20130808-0083114, Register's Office for Davidson County, Tennessee.

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 3300, Pages 79 and 80, said Register's Office, to which plan reference is hereby made for a more complete description.

This is improved property, known as: 3316 Moorewood Drive, 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 claiming by, through or under the Grantor except for matters set forth herein.

WITNESS THE EXECUTION HEREOF this 21 day of November, 2013.

Secretary of Housing & Urban Development of Washington, D.C.

By: _____

Title: Authorized Delegate

State of GA

County of Fulton

Before me, the undersigned, personally appeared _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as DL6676 (or other officer authorized to execute this instrument) of **Secretary of Housing & Urban Development of Washington, D.C.**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Fulton, GA this the 21 day of November, 2013.

_____
Notary Public

My Commission Expires: 2/7/2015

NICHOLAUS A. RICE
FULTON COUNTY, GEORGIA
NOTARY PUBLIC
MY COMMISSION EXPIRES
FEBRUARY 7TH, 2015

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: $81,400.00

_____
Affiant

Sworn and subscribed before me this the 6th day of December, 2013.

_____
Notary Public

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

Widow: Dead Wife—12/92