File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

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Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20140009100 DEEDWARR
Recvd: 02/07/14 14:12 2 pgs
Fees:13.00 Taxes:2164.50
20140207-0011104

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 53111
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Carolyn Wheaton 132 Wentworth Avenue Nashville, Tennessee 37215	SAME

TAX MAP-PARCEL NUMBERS: 116160B02000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$585,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Richard H. Barry and wife, Katherine H. Barry**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Carolyn Wheaton** 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. 20 on the Plan of Second Revision of the Iroquois of Nashville of record in P lat Book 6900, pages 61 and 62, and surveyor's Certificate of Correction of record in Book 7146, page 341, in said Register's Office, to which Plan reference is made for a more complete and accurate description.

Together with a perpetual and exclusive easement conveyed by Deed of Easement of record in Book 8878, page 681, said Register's Office, to allow for the construction, maintenance and use of a driveway to serve Lot 20, The Iroquois of Nashville, Second Revision, said easement being over a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, described as a portion of Lot 19, The Iroquois of Nashville, Second Revision, of record as Book 6900, pages 61 and 62, Register's Office for said County, said portion being more particularly described as commencing at the southeastern corner of the said Lot 19; thence North 60 deg. 29 min. 56 sec., West along the southern boundary of said Lot 19, a distance of 79.00 feet to a point; thence South 66 deg. 18 min. 52 sec. East, a distance of 75.73 feet to a point in the eastern line of the said Lot 19; thence south 4 deg. 02 min. 02 sec. West, a distance of 8.50 feet to the point of beginning.

Together with a perpetual and exclusive easement conveyed by Deed of Easement of record in Book 8878, page 677, said Register's Office, to allow for the construction, maintenance and use of heating and air conditioning equipment and concrete pad ("the installation") to serve Lot 20, The Iroquois of Nashville, Second Revision, said installation being over a tract or parcel of land in Davidson County, Tennessee, described as being part of Lot 21 on the Second Revision of The Iroquois of Nashville, of record in Book 6900, pages 61 and 62, in said Register's Office, more particularly described as follows:

Commencing at a P.K. nail in the curb of Wentworth Avenue (private street), being the common front corner of Lots 20 and 21 on said Plan; thence with the common line, South 85 deg. 28 min. 49 sec. East, a distance of 40.0 feet to the true point of beginning; thence, continuing with the common line, South 85 deg. 28 min. 49 sec. East a distance of 15.00 feet; thence, leaving the common line, South 04 deg. 31 min. 11 sec. West a distance of 1.00 feet; thence North 85 deg. 28 min. 49 sec. West a distance of 15.00 feet; thence North 04 deg. 31 min. 11 sec. East a distance of 1.00 feet to the true point of beginning.

Being the same property conveyed to Richard H. Barry and wife, Katherine H. Barry by Warranty Deed from Richard M. .Hunt and wife, Janice K. Hunt, dated February 8, 2002 and recorded on June 17, 2002 of record in Doc. No. 20020617-0072897, 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 Plat Book 6900, Pages 61 and 62, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. Subject to Deed of Easement of record in Book 8878, page 677 and Book 8878, page 681, said Register's Office. The Declaration of Covenants, Conditions and Restrictions of record in Book 6657, page 683, Book 6684, page 243, Book 6820, page 732, Book 7523, page 828, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 132 Wentworth Avenue, 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 7th day of February, 2014.

Richard H. Barry

Katherine H. Barry

State of TENNESSEE
County of DAVIDSON

On this 7th day of February, 2014 , before me the undersigned authority, personally appeared Richard H. Barry and Katherine H. Barry , 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

Notary

State of TENNESSEE
County of DAVIDSON

MY COMMISSION EXPIRES: March 3, 2015

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $585,000.00

Affiant

Sworn and subscribed before me this the 7th day of February, 2014

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: March 3, 2015

Wldoc: Deed Wty—12/92