F.6 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:T20140012758 DEEDWARR
Recvd: 02/24/14 13:57 2 pgs
Fees:13.00 Taxes:314.50
20140224-0015648

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 53171
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Thomas Coleman McEwen, Sr. 601 Hagan Street Nashville, TN 37203	SAME

TAX MAP-PARCEL NUMBERS:11808013100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$85,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Donna Howard, heir at law of Isaac L. Howard, deceased,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Thomas Coleman McEwen, Sr.** 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. 265 on the Plan of Grandview Heights, of record in Book 161, Page 15, Register's Office for said County.

Said Lot No. 265 fronts 50 feet on the east side of Cruzen Avenue and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Isaac L. Howard by Warranty Deed from Harlan L. Meyer and wife, Edna Meyer, dated April 30, 2004, recorded May 11, 2004 in Instrument No. 20040511-0054115, Register's Office for Davidson County, Tennessee. Isaac L. Howard having since died. By Affidavit of Heirship recorded in Instrument No. 20140122-0006170, Register's Office for Davidson County, Tennessee, Donna Howard was established as the sole heir at law of Isaac L. Howard.

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 14 and 15, said Register's Office, to which plan reference is hereby made for a more complete description.

This is improved property, known as: 2420 Cruzen Street, Nashville, Tennessee 37211

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 30th day of January, 2014.

Donna Howard, Heir at Law of

Donna Howard, Heir at Law of Isaac L. Howard, deceased

Isaac L. Howard, deceased

State of TENNESSEE
County of DAVIDSON

On this 30th day of January, 2014 , before me the undersigned authority, personally appeared Donna Howard, Heir at Law of Isaac L. Howard, deceased , 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: 3/7/2017

Notary

GREGORY POLZIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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 $85,000.00

Affiant

Sworn and subscribed before me this the 30th day of January, 2014

Notary Public

My Commission Expires: 3/7/2017

GREGORY POLZIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.