File Box 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20140089860 DEEDWARR
Recvd: 12/01/14 14:07 2 pgs
Fees:13.00 Taxes:994.19
20141201-0110019

W & I Ref: (DM) Title No.: 57067
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Andrew Terrell 4109 Nebraska Avenue Nashville, TN 37209	SAME

TAX MAP PARCEL NUMBERS: 10304038700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$268,700.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Nancy Ward Ray, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Andrew Terrell** 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 50 feet of Lot No. 55 on the Plan of the West End Annex, as subdivided by Sylvan Park Land Company, of record in Book 332, page 61, Register's Office for said County.

Said part of said Lot No. 55 fronts 50 feet on the southerly side of Nebraska Avenue formerly Eighth Street and runs back between parallel lines 157.90 feet to a 20 foot alley.

Being the same property conveyed to Darrell B. Ray and wife, Nancy W. Ray by Warranty Deed from Helen Frances Adcox, unmarried, dated May 29, 1985 and recorded on May 31, 1985 of record in Book 6570, page 677, Register's Office for Davidson County, Tennessee. By Final Divorce Decree, Docket No. 88D-3812 in the Probate Court for Davidson County, Tennessee, dated January 5, 1989, recorded on January 7, 1992 of record in Book 8523, page 444, Register's Office for Davidson County, Tennessee, subject property was vested in Nancy Ward Ray.

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 2015, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Book 332, page 61, said Register's Office.

This is improved property, known as 4109 Nebraska Avenue, Nashville, TN 37209

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 26th day of November, 2014.

Nancy Ward Ray

State of Tennessee

County of Davidson

On this 26th day of November, 2014, before me the undersigned authority, personally appeared Nancy Ward Ray, 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

MY COMMISSION EXPIRES: March 3, 2015

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $268,700.00.

Affiant

Sworn and subscribed before me this 26th day of November, 2014.

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

MY COMMISSION EXPIRES: March 3, 2015

Notary