File Box 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

BILL GARRETT, Davidson County
Trans:T20150072992 DEEDWARR
Recvd: 08/27/15 14:25 2 pgs
Fees:13.00 Taxes:407.00
20150827-0087023

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (DM) Title No.: 57718
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Tommy L. Thomas Gillian Thomas 316 Midtown Trail Mt. Juliet, TN 37122	SAME

TAX MAP PARCEL NUMBERS: 07209021800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$110,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mary Ann Hunt, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Tommy L. Thomas and Gillian Thomas, husband and wife,** 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. 2 on the unrecorded Map showing the subdivision of Lot No. 24 on the Map of East Hill Addition, as of record in Book 332, page 33, of said Register's Office for said County, described as follows:

Beginning at a point in the south margin of Delmas Avenue, 88 feet east of the east right-of-way line of the L & N Railroad; thence southerly 190.8 feet to a point which is 101 feet east of said railroad right-of-way; thence easterly 60 feet to a point; thence, northerly 191.4 feet to the south margin of Delmas Avenue; thence with the margin of the same, westerly 60 feet to the beginning.

Being the same property conveyed to Mary Ann Hunt by Warranty Deed from Virgie Kelley and the Estate of Dorothy Seat by Randall Fletcher, Executor, dated August 15, 1994 and recorded on August 18, 1994, of record in Book 9440, page 112, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Book 11490, page 202, said Register's Office, subject property was conveyed to Charles W. Hunt and Carolyn Keith, with right of survivorship. The aid Carolyn Keith has since died. By Quitclaim Deed of record in Inst. No. 20060601-0064207, said Register's Office, Charles W. Hunt conveyed subject property to Charles W. Hunt, Mary Ann Hunt and Shirley Hensley, as tenants in common with right of survivorship. the said Charles W. Hunt and Shirley Hensley have since died.

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 of record in Book 332, page 33, said Register's Office.

This is improved property, known as 816 Delmas Avenue, Nashville, TN 37216

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 August, 2015.

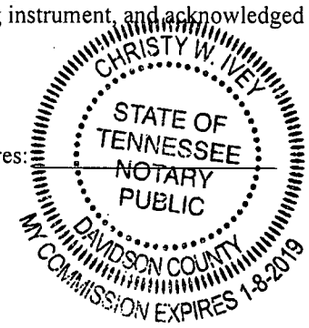
Mary Ann Hunt

Mary Ann Hunt

State of Tennessee

County of Davidson

On this 26th day of August, 2015, before me the undersigned authority, personally appeared Mary Ann Hunt, 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: _____

Notary

State of Tennessee

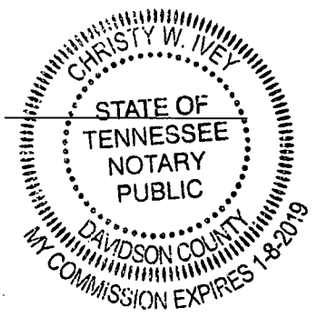
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $110,000.00.

Affiant

Sworn and subscribed before me this 26th day of August, 2015.



My Commission Expires: _____

Notary