This Instrument Prepared WITHOUT TITLE SEARCH, By:
✓ **JOHN T. GWIN, ATTORNEY AT LAW**
2542 N. Mt. Juliet Road
Post Office Box 888
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
KENNETH WAYNE WHITTLE, et al
516 Burnett Road
Mt. Juliet, Tennessee 37122

SEND TAX BILLS:

MORTGAGEE:
None

MAP AND PARCEL:
Map 75 87-00
Parcel 2 75
FBN

WARRANTY DEED RETAINING LIFE ESTATE

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, but specifically subject to the Life Estate interest herein retained; I, **DOVIE WHITTLE**, a widow, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **KENNETH WAYNE WHITTLE, WILLIAM THOMAS WHITTLE, STEVE ALLEN WHITTLE, BARBARA ANN EDWARDS and EVELYN RUTH BOCKRATH**, as tenants-in-common, and hereinafter called the Grantees, their heirs and assigns, two certain contiguous tracts or parcels of land in the 4th Civil District of Davidson County, State of Tennessee, and in the 25th Civil District of Wilson County, Tennessee, described as follows, to wit:

Tract No. 1: A tract or parcel of land situated and lying in the 4th Civil District of Davidson County, Tennessee, and in the 25th Civil District of Wilson County, Tennessee, the same being more particularly described according to an unrecorded survey by John D. ("Doug") McCormick, Tennessee Registered Land Surveyor, dated August, 1976, as follows:

Beginning at an iron pin in the northerly line of the old Cora Benson Property, of record in Book 225, page 95, Register's Office for Wilson County, Tennessee, common corner to an old gravel road, and said point also being the southeasterly corner of the property herein described; thence North 4 degrees 40 minutes East 874.5 feet to an iron pin at the northeasterly corner of the tract herein described, said point also being the southeasterly corner of Tract No. 2 herein below; thence with the southerly line of the said Tract No. 2 North 87 degrees 00 minutes West 548.25 feet to an iron pin in the old Clarence Crowder

(easterly) line (Book 2798, page 201, RODC, TN), said point also being the northwesterly corner of this Tract; thence with the old Crowder line South 4 degrees 40 minutes West 874.5 feet to an iron pin in the old Benson line, the southwesterly corner of this Tract; thence with Benson and the road South 87 degrees 00 minutes East 548.25 feet to the point of beginning, and containing by estimation 11.01 acres, more or less.

Said tract is also described as being a part of Lot No. 6 on the Plan of the lands of Hollis Hager's Estate, of record in Plan Book 1, page 54, Chancery Court at Nashville.

Being the same property conveyed to James Walter Whittle and wife, Dovie Whittle by deed from Allie T. Jacobs and wife, Pearl Jacobs, dated September 18, 1943, as of record in Book 1260, page 458, Register's Office for Davidson County, Tennessee. The said James Walter Whittle has since died, leaving Grantor as sole surviving tenant by the entireties.

Tract No. 2: A tract or parcel of land situated and lying in the 4th Civil District of Davidson County, Tennessee, and in the 25th Civil District of Wilson County, Tennessee, the same being more particularly described according to an unrecorded survey by John D. ("Doug") McCormick, Tennessee Registered Land Surveyor, dated August, 1976, as follows:

Beginning at an iron pin at the northeasterly corner of the lands described hereinabove as Tract No. 1, said point also being the southeasterly corner of the tract herein described, in the old John B. Steele line; thence with Steele's westerly line along an old road North 4 degrees 24 minutes East 65.7 feet, more or less, to a corner post, common corner to the old Richard J. Cornwell Property (Deed Book 282, page 394, Register's Office for Wilson County, Tennessee); thence with Cornwell's westerly line and an old road North 4 degrees 24 minutes East 711.5 feet to an iron pin at the northeasterly corner of this Tract; thence leaving Cornwell and running North 86 degrees 20 minutes West 544.8 feet to an iron pin at the northwesterly corner of the tract herein described, common corner to the old Clarence Crowder (easterly) line (Book 2798, page 201, RODC, TN); thence with Crowder South 4 degrees 40 minutes West 783.5 feet to an iron pin at the southwesterly corner of the tract herein described, common northwesterly corner to Tract No. 1 hereinabove; thence with the said Tract No. 1 South 87 degrees 00 minutes East 548.25 feet to the point of beginning, and containing 9.79 acres, more or less.

Being the same property conveyed to James Walter Whittle and wife, Dovie Whittle by deed from M. K. Benson and wife, Annie D. Benson, dated April 5, 1941, as of record in Book 1160, page 519, Register's Office for Davidson County, Tennessee. The said James Walter Whittle has since died, leaving Grantor as sole surviving tenant by the entireties.

GRANTOR HEREIN EXPRESSLY RESERVES AND RETAINS A LIFE ESTATE UNTO HERSELF IN THE ABOVE DESCRIBED PREMISES; AND IT IS EXPRESSLY AGREED THAT SHE SHALL HAVE FOR HERSELF, THE FULL POSSESSION, BENEFIT AND USE OF THE ABOVE-DESCRIBED PREMISES, AND THE IMPROVEMENTS THEREUPON; AS WELL AS OF THE RENTS, ISSUES AND PROFITS THEREOF, FOR AND DURING HER NATURAL LIFE.

This is improved property known as 3008 Melvin Road, Hermitage, Tennessee 37076.

In addition to the Life Estate herein retained by Grantor, this conveyance is made subject to all zoning ordinances, health department rules, and restrictions and easements of record, or which a visual inspection of the property would reveal, including an old graveyard.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said KENNETH WAYNE WHITTLE, WILLIAM THOMAS WHITTLE, STEVE ALLEN WHITTLE, BARBARA ANN EDWARDS and EVELYN RUTH BOCKRATH, their heirs and assigns, forever; and I, DOVIE WHITTLE, a widow, do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 23rd day of February, 1995.

Dovie Whittle
DOVIE WHITTLE, a widow

Kenneth Wayne Whittle
KENNETH WAYNE WHITTLE

William Thomas Whittle
WILLIAM THOMAS WHITTLE

Steve Allen Whittle
STEVE ALLEN WHITTLE

Barbara Ann Edwards
BARBARA ANN EDWARDS

Evelyn Ruth Bockrath
EVELYN RUTH BOCKRATH

44122
IDENTIF. ↑ REFERENCE

95 MAR 22 AM 9:58
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

2667 03/22 0101 03CHECK 16.00

State Tax $
Fee $ 1.00
Recording Fee $ 16.00
Total $ 16.00
Receipt No. 8493
MARGIE L. TRICE, R[illegible]
By [illegible]

Filed for record March 7 1995
at 9:30 O'clock A M.
Noted in Note Book 30 Page # 291
Recorded in Deed Book #440 Page # 371
in the Register's office of
Wilson County, Tennessee,
On this 7th day of March 1995
Margie Trice, Register
By E. Lannon Dep. Reg.

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **DOVIE WHITTLE**, a widow, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 22nd day of February, 1995.

Patricia M. Swint
NOTARY PUBLIC
My Commission Expires: February 3, 1997

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **KENNETH WAYNE WHITTLE, WILLIAM THOMAS WHITTLE, BARBARA ANN EDWARDS and EVELYN RUTH BOCKRATH**, the Grantees, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained, and to acknowledge the Life Estate retained therein by Grantor. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 27th day of February, 1995.

Patricia M. Swint
NOTARY PUBLIC
My Commission Expires: February 3, 1997

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **STEVE ALLEN WHITTLE**, the Grantee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained, and to acknowledge the Life Estate retained therein by Grantor. Witness my hand and official seal at Clarksville, Tennessee, this the 27th day of February, 1995.

Patricia M. Swint
NOTARY PUBLIC
My Commission Expires: February 3, 1997

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $ none .

Evelyn Ruth Bockrath
AFFIANT

Subscribed and sworn to before me
this 27th day of February, 1995.

Patricia M. Swint
NOTARY PUBLIC
My Commission Expires: February 3, 1997