This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
James Pipkins and Monica Pipkins
5843 Happy Hollow Lane
Joelton, TN 37080

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 29
PAR. P/O 090.00

WARRANTY DEED

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, we, Gary Earhart, Donnie Leon Earhart, and Gary Earhart, Personal Representative for the Estate of Vera Mae Earhart, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto James Pipkins and wife, Monica Pipkins, as tenants by the entirety, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING part of Tract 1 of record in Deed Book 2651, Page 111, Register's Office for Davidson County, Tennessee, and further known as Tract 2, containing 6.81 acres, more or less, as shown on a survey by Steven E. Artz & Associates, Inc., 514 South Brown Street, Suite 600, Springfield, TN 37172, License No. 1536, dated December 5, 2000, and being more particularly described as follows:

BEGINNING at an iron pin (new) at the terminus of Happy Hollow Lane, being 25.00 feet from the northerly margin of said road; thence with a new line N32°21'28"W, 164.92 feet to an iron pin (new); thence, with the new line, N02°00'00"E, 393.01 feet to an iron pin (new); thence, with a new line, N88°00'00"W, 296.88 feet to an iron pin (new) at the easterly line of a tract of land which belongs to Steven Thurman, or record in Book 8675, Page 800, said Register's Office; thence, with the easterly line of said Steven Thurman, N02°00'00"E, 344.97 feet to a fence post corner (old), a common corner of said Steven Thurman, and Lot 19, Bernard Hills, having a plat reference in Plat Book 5200, Page 387, said Register's Office, and Lot 2 of Collins Two-Lot Subdivision of record in Plat Book 7900, Page 146, said Register's Office; thence with the southerly line of said Lot 2 of Collins Two-Lot Subdivision, S87°51'29"E, passing a common corner to Lots 1 and 2 of Collins Two-Lot Subdivision, and passing a common corner to Lot 1 of Collins Two-Lot Subdivision, and a tract of land belonging to Kenneth Steimle, of record in Book 5438, Page 9, said Register's Office, in all 576.71 feet to a fence post corner (old), a common corner to said Kenneth Steimle, and a tract of land which belongs to Terry Feller, of record in Book 6712, Page 340, said Register's Office; thence with the westerly line of said Terry Feller, S06°25'38"W, 583.70 feet to an iron pin (new); thence, S08°26'11"W, 205.18 feet to an iron pin (new) at a common corner to Terry Feller and a tract of land belonging to James Hitchcock, of record in Book 7347, Page 17, said Register's Office; thence with said James Hitchcock as follows: N69°07'31"W, 121.62 feet to a fence post corner (old); thence S22°47'07"W, 59.21 feet to a fence post corner (old); thence S72°51'35"E, 17.35 feet to an iron pin (new); thence, S08°34'07"E, 43.11 feet to a fence post corner (old); thence, S18°51'49"W, 25.00 feet to the point of beginning.

BEING part of the same property conveyed to A. L. Earhart and wife, Vera M. Earhart by deed from Odell Wallace Thompson of record in Book 2651, Page 111, Register's Office for Davidson County, Tennessee. The said A. L. Earhart having predeceased Vera M. Earhart and the said Vera M. Earhart is also now deceased. Property is now vested in Gary Earhart and Donald Leon Earhart as evidenced by Order, Docket No. 99P-625, of record in Minute Book 448, Page 388, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division at Nashville.

This is part of the same description as in previous deed of record.

Davidson County DEEDWARR
Recvd: 01/09/01 14:07 3pgs
Fees:14.00 Taxes:0.00
20010109-0002851

This conveyance subject to an easement for ingress and egress, including the costs and expense of maintenance and repair, and subject to well water rights, including costs and expenses of maintaining well, pump and other facilities, of record in Book 2651, Page 111; and subject to Easement Contract of record in Book 7913, Page 99; and all utility easements of record in said Register's Office.

Vera M. Earhart and Vera Mae Earhart is one in the same person.
Gary Earhart, Gary D. Earhart and Gary Earhart is one and the same person.
D. L. Earhart, Donald Earhart, Donnie Leon Earhart and Donald Leon Earhart is one and the same person.

Brenda C. Earhart executed this instrument on behalf of Donnie Leon Earhart pursuant to a Power of Attorney which is being placed of record currently herewith.

The Personal Representative for the Estate of Vera Mae Earhart, Gary Earhart, joins herein for the purpose of warranting to the grantees that he shall defend this estate for all taxes and debts whatsoever.

This is unimproved property known as 6.81 acres, Happy Hollow Lane, Joelton, TN 37080.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James Pipkins and wife, Monica Pipkins, their heirs and assigns, forever; and we, Gary Earhart, Donnie Leon Earhart, and Gary Earhart, Personal Representative for the Estate of Vera Mae Earhart do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; and we do further covenant and bind ourselves, our 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 our hands this the 5th day of January, 2001.

Gary Earhart

Gary Earhart as Personal Representative for the Estate of Vera Mae Earhart

Donnie Leon Earhart Brenda C Earhart

Donnie Leon Earhart, by Brenda C. Earhart, Attorney in Fact

attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Gary Earhart as Personal Representative for the Estate of Vera Mae Earhart, and Gary Earhart, Individually, the bargainor, 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. Witness my hand and official seal at Nashville, Tennessee, this the 5th day of January, 2001.

Denise Seagraves
NOTARY PUBLIC

My Commission Expires: 1-26-2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Brenda C.Earhart as Attorney-in-Fact for Donnie Leon Earhart, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney in Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this the 5th day of January, 2001.

Denise Seagraves
Notary Public

My Commission expires: 1-26-2002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 1.00. *

Monica Perkins
AFFIANT

Subscribed and sworn to before me this 5th day of January, 2001.

Denise Seagraves
NOTARY PUBLIC
My Commission Expires: 1-26-2002

* Conveyance tax paid on Instrument # 200101090002712
This was part of total conveyance price of $163,900.00