This instrument was prepared by
James M. Balthrop, Attorney
Springfield, Tennessee

Map/Parcel 043-09-0 335.00

Send Tax Bill To: new owners
David E. Ayers and wife, Patsy Ayers &
Joseph D. Ayers and wife, Judy Ayers
6153 Red River School Road
Portland, TN 37148

THIS DEED OF CONVEYANCE, executed and delivered by James B. Ayers, a widower, hereinafter called the grantor, to David E. Ayers and wife, Patsy Ayers, and Joseph D. Ayers and wife, Judy Ayers, hereinafter called the grantees;

WITNESSETH: That, for the consideration of One ($1.00) Dollar, cash and other valuable consideration, receipt of which is hereby acknowledged, I, the said grantor, have this day bargained and sold and do by these presents hereby sell, transfer and convey unto the said grantees, David E. Ayers and wife, Patsy Ayers, survivor and assigns, a one-fourth undivided interest, and Joseph D. Ayers and wife, Judy Ayers, survivor and assigns, a one-fourth undivided interest, in and to a certain tract or parcel of land situate in the _____ Civil District of Davidson County, Tennessee, described as follows, to-wit:

> BEING the easterly one-half of Tract 1, Block "K", of Woodlawn Estates, a subdivision in the County of Davidson, State of Tennessee, a plat of which subdivision is of record in Book 843, page 82, Register's Office for said County. Said part of Tract 1 or Lot 1 fronts 50 feet on the southerly side of Dupont Avenue and extends back between parallel lines along the west margin of Delaware Avenue 165 ½ feet to the northerly line of Lot or Tract 5 on said plan.
>
> AND BEING the property conveyed to James Buford Ayers and wife, Mildred Marie Ayers, by David S. Bivins and wife, Catherine Marie Bivins in a deed appearing of record in Book 5073, page 509, in the Register's Office for Davidson County, Tennessee. The said Mildred Marie Ayers is now deceased.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the grantees, survivor, heirs and assigns, forever. The said grantor covenants with the grantees, survivor, heirs and assigns: (1) That he is lawfully seized in fee of said premises; (2) That he has a good and perfect right to make this conveyance; (3) That said premises are unincumbered; (4) That he will warrant and defend the title in and to said land against the lawful claims and demands of all persons whomsoever.

Dated at the place and on the date set forth in the notarial certificate below.

Davidson County DEEDWARR
Recvd: 03/11/05 15:30 2 pg
Fees:13.00 Taxes:148.00
20050311-0027386

James B. Ayers
James B. Ayers

STATE OF TENNESSEE,
ROBERTSON COUNTY.

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named, James B. Ayers, a widower, 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 instrument for the purposes therein contained.

Witness my hand and seal of office, this 23RD day of February, 2005.

Patricia A. Semore
Notary Public



My commission expires: 10/2/05.

STATE OF TENNESSEE,
COUNTY OF ~~DAVIDSON~~. Robertson

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $40,000.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

James B. Ayers
Affiant

Subscribed and sworn to before me, this February 23, 2005.

Patricia A. Semore
Notary Public ~~or Register~~
My Commission Expires: 10/2/05.

