Davidson County DEEDWARR
Recvd: 03/08/06 11:51 3 pgs
Fees:18.00 Taxes:240.97

20060308-0026947

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

ANGELA M. RAILEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2009

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $65,127.88

Affiant

Subscribed and sworn to before me, this 27th day of February, 2006.

Notary Public
My commission expires: 5/27/06

05-0512-62621

Address of New Owner:	Send Tax Bills to:	Tax Information
Karla Mabey 4811 Alvin Sperry Road Hermitage TN 37176	New Owner 330 JULIA DRIVE COOKEVILLE TN 38506	110-00-0-80.02

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Joyce Lagana, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Karla Mabey and Rockie Bilbrey and Dottie Wilhite and Marni White and Karen Caraway and Greg Pyburn and Scott Pyburn, hereinafter called the Grantees, their successors and assigns all her interests in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Certain tracts or parcels of land in Davidson County, Tennessee, described as follows:

Tract 1:
A tract or parcel of land in the 4th Civil District of Davidson County, Tennessee described as follows from a copy of a survey made by Hickerson and Hickerson, Engineers, on September 5, 1964, to wit:

Beginning at a point in the center line of Alvin Sperry Road at a common corner with property of Harry Bright; thence south 50 degrees 00 minutes west, with U.S. Government Take Line, 111.00 feet to an iron pin; thence south 41 degrees 08 minutes west with U.S. Government Take Line 99.00 feet to an iron pin; thence 83 degrees 15 minutes west with line of Marlin 354.00 feet to an iron pin; thence north 00 degrees 25 minutes east, with line of Marlin, 188.00 feet to an iron pin; thence due east, with lines of Marlin and Bright, 500. Feet to the point of beginning, and containing 2 acres more or less.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXCLUDED FROM THIS CONVEYANCE is a tract of land described in deed of record in Book 4686, Page 360, said Register's Office, AND DESCRIBED AS FOLLOWS:

A tract or parcel of land in the 4th Civil District of Davidson County, Tennessee, described as follows from a copy of a survey made by James H. Zeigler, Engineer, on October 31, 1971.
Beginning at a point in the center line of Alvin Sperry Road at a common corner with property of Harry Bright; thence South 50° 00' West, with U.S. Government Take Line, 111.00 feet to an iron pin; thence South 41° 08' West with said U.S. Government Take Line 49.0 feet to an iron pin; thence South 83° 15' West 257.4 feet to an iron pin; thence due North 139 feet to an iron pin; thence South 90° 00 due East, with the line of Bright 375 feet to the point of beginning; and containing 0.86 acre more or less.

Being the same property conveyed to Luther Stirl Pyburn and wife, Etta Mae Pyburn by deed from Floyd R. Marlin and wife, Katherine Marlin, dated September 10, 1964, of record in Book 3812, Page 29, Register's Office for Davidson County, Tennessee. The said Luther Stirl Pyburn and Etta Mae Pyburn having since died. Luther Stirl Pyburn having predeceased Etta Mae Pyburn. By will of Etta Mae Pyburn of record in Instrument No. 5198/1084920, Docket No. 03P-642, dated January 22, 2004, Office of the Davidson County Probate Court Clerk, subject property was devised to Michael Stirl Pyburn. Further being the

same property conveyed to Michael Stirl Pyburn by Executor's Deed from Michael Stirl Pyburn, as Executor of the Estate of Etta Mae Pyburn, dated January 7, 2004, of record in Instrument No. 20040114-0005629, Register's Office for Davidson County, Tennessee. The said Michael Stirl Pyburn having since died intestate and unmarried January 15, 2004, leaving no children and his parents having predeceased him, his interest passed to Joyce Lagana, half-sister, Karla Mabey, neice, Rockie Bilbrey, nephew, Dottie Wilhite, neice, Marni White, neice, Karen Caraway, neice, Greg Pyburn, nephew, and Scott Pyburn, nephew.

Tract 2:
Land lying and being in the 4th Civil District of Davidson County, Tennessee and being part of Tract No. 4 on an unrecorded survey made by Gary R. Cummings dated June 21, 1968, more particularly described according to an unrecorded Survey made by John D. McCormick dated September 20, 1973, as follows to wit:

Beginning at an iron pin being the northwest corner of the Luther S. Pyburn, et ux property as recorded in Book 3812, Page 29, Register's Office for Davidson County, Tennessee; thence south 0 degrees 25 minutes west, a distance of 188.0 feet to an iron pin and the southwest corner of the Luther S. Pyburn, et ux property as recorded in the above book; thence north 51 degrees 34 minutes west, a distance of 311.0 feet to an iron pin; thence south 84 degrees 52 minutes east a distance of 245.00 feet to the point of beginning and containing 0.52 acres, more or less.

Being the same property conveyed to Luther S. Pyburn and wife, Etta Mae Pyburn by deed from Billy R. Moss and wife, Werdna Moss, dated October 8, 1973, of record in Book 4756, Page 973, Register's Office for Davidson County, Tennessee. The said Luther Stirl Pyburn and Etta Mae Pyburn having since died. Luther Stirl Pyburn having predeceased Etta Mae Pyburn. By will of Etta Mae Pyburn of record in Instrument No. 5198/1084920, Docket No. 03P-642, dated January 22, 2004, Office of the Davidson County Probate Court Clerk, subject property was devised to Michael Stirl Pyburn. Further being the same property conveyed to Michael Stirl Pyburn by Executor's Deed from Michael Stirl Pyburn, as Executor of the Estate of Etta Mae Pyburn, dated January 7, 2004, of record in Instrument No. 20040114-0005629, Register's Office for Davidson County, Tennessee. The said Michael Stirl Pyburn having since died intestate and unmarried January 15, 2004, leaving no children and his parents having predeceased him, his interest passed to Joyce Lagana, half-sister, Karla Mabey, neice, Rockie Bilbrey, nephew, Dottie Wilhite, neice, Marni White, neice, Karen Caraway, neice, Greg Pyburn, nephew, and Scott Pyburn, nephew.

This property is not now, nor will it be, the principal residence of the grantor nor grantor's spouse.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4811 Alvin Sperry Road, Hermitage, TN 37176

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 27 day of February, 2006.

Joyce Lagana

Joyce Lagana

STATE OF CALIFORNIA
COUNTY OF SHASTA

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joyce Lagana, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in ANDERSON, CA, this 27 day of February, 2006.

L.M. DeBiche

Notary Public

My Commission expires 8-15-07

L. M. DE BICHE
Commission # 1435147
Notary Public - California
Shasta County
My Comm. Expires Aug 15, 2007