File No. N/A
This instrument was prepared by:
STINNETT & WILKINSON
Attorneys at Law
106 Frey Street
Ashland City, Tennessee 37015

Davidson County DEEDWARR
Recvd: 07/13/06 13:57 10 pg
Fees:53.00 Taxes:468.05
20060713-0084554

ADDRESS NEW OWNER:
Charles Edward & Myra W. Felts
4031 Bernard Rd
Joelton, TN 37080

SEND TAX BILLS TO:
Same

MAP: 29
PARCEL: 272

****

WARRANTY DEED

****

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which are hereby acknowledged, we, **Inez Binkley Kenny, Dawahna Carney Richardson, David J. Carney, Robert Leon Carney, Thomas Carney, Judy Davidson, Anthony Carney, Vicki Carney Jakes, Paul Ralph Cochran, Stanley Cochran, Charmaine Jamieson, Miriam Evans, Billie Jean Heckart, James Kessler, Mary Frances Kessler, Thomas Kessler, Steve Warren, Mike Warren, Rose Marie Warren Sanders, Dana Mendez, Tammy Whitaker, Tonya Dill, Mary Beth Johnson, Danny Allen Warren, Charmaine Yvonne Wetherhold, Cynthia Dian Cantrell, John Markovich, Deborah Markovich Brunner, Teresa Markovich Papania, Patsy Wayman Cingel, Tim Myers, Ron Myers, Terri Goodwin, Holly O'Dell Lewis, Brian D. Myers, Brenda Swanson, Amanda Myers, Theodore Myers, John Joseph Reagan, Kerry Peacock, Kelly Marrs, being all the heirs of Robbie Hazel Binkley Hackett, deceased, and Inez Binkley Kenny and Billie Jean Heckart, Co-Administratrix of the Estate of Robbie Hazel Binkley Hackett**, hereinafter called Grantors, have bargained and sold, and by these presents do transfer and convey unto Charles E. Felts and wife Myra Felts hereinafter called Grantees, their heirs and assigns, a certain tract of land or parcel of land located in the 14th Civil District of **Davidson** County, Tennessee, described as follows:

> **LAND** in the 14th Civil District of Davidson County, Tennessee, described according to a survey of Southern Land Surveying Company, Inc., dated July 26, 1971, as follows:
>
> **BEGINNING** at a point in the centerline of Bernard Road, the Northeasterly corner of the John O. Vidalis property; thence along the centerline of said road, South 87 deg. 30 min. East 258.74 feet to a point; thence leaving said road, South 2 deg. 45 min. 24 sec. West 680.25 feet to a point in a fence, Jim Arrington

property; thence with his Northerly line North 89 deg. 29 min. 07 sec. West 258.74 feet to John O. Vidalis property; thence with his Easterly line and along a fence, North 2 deg. 44 min. 33 sec. East 688.61 feet to the point of beginning, **containing 4.06 acres, more or less.**

BEING the same property conveyed to Homer Hackett and wife, Robbie Hackett, by deed from John V. Tune and wife, Helen Maxine Tune, of record in Book 4526, Page 102, Register's Office for Davidson County, Tennessee. Homer Hackett predeceased Robbie Hackett and she acquired the entire fee as surviving tenant by the entirety. Robbie Hackett died intestate on September 19, 2005 having no issue and survived by one sister, the undersigned Inez Binkley Kenny; niece Dawahna Carney Richardson; nephew David J. Carney; nephew Robert Leon Carney; nephew Thomas Carney; children of sister Lula Binkley Carney, who predeceased Robbie Hackett; great-niece Judy Davidson, daughter of niece Clair Evelyn Carney Tidwell, who also predeceased Robbie Hackett; great-nephew Anthony Carney, great-niece Vicki Carney Jakes, children of nephew, Donald Carney, who also predeceased Robbie Hackett; nephew Paul Ralph Cothern; nephew Stanley Cothern; niece Charmaine Jamieson; niece Miriam Evans, children of sister, Grace Cothern who also predeceased Robbie Hackett; niece Billie Jean Heckart, daughter of sister Melvina Simpkins, who also predeceased Robbie Hackett; nephew James Kessler, niece Mary Frances Kessler, nephew Thomas Kessler, nephew Steve Warren, nephew Mike Warren, niece Rose Marie Warren Sanders, children of sister Jessie Binkley Warren, who also predeceased Robbie Hackett; great-niece Dana Mendez, great-niece Tammy Whitaker, great-niece Tonya Dill, great-niece Mary Beth Johnson, great-nephew Danny Allen Warren, children of nephew Danny Ray Warren, son of sister, Jessie Binkley Warren. Danny Ray Warren also predeceased Robbie Hackett; great-niece Charmaine Yvonne Wetherhold, great-niece Cynthia Dian Cantrell, children of nephew Gary Cantrell, deceased, son of sister Ebbie Binkley Markovich, both of whom predeceased Robbie Hackett; other surviving children of Ebbie Binkley Markovich are nephew John Markovich, niece Deborah Markovich Brunner, niece Teressa Markovich Papania; sister Corrina Binkley Phillips predeceased Robbie Hackett and she was survived by five children, namely Patsy Wayman Cingel, Timothy A. Myers, Ron Myers, Terri Goodwin, Holly O'Dell Lewis. Corrina Binkley Phillips also had a son, Ernest Wayman who predeceased Robbie Hackett and died without issue. Corrina Binkley Phillips' son, Ted Myers, predeceased Robbie Hackett survived by son Brian D. Myers, daughter Brenda Swanson, daughter Amanda Myers and son Theodore Myers; Mary Binkley Reagan, sister of Robbie Hackett, predeceased Robbie Hackett and she was survived by son John Joseph Reagan, daughter Kerry Peacock and daughter Kelly Marrs. Inez Binkley Kenny and Billie Jean Heckart join in this conveyance in their capacity as Co-Administratrix of the Estate of Robbie Hazel Binkley Hackett, deceased.

Robbie Hackett and Robbie Hazel Binkley Hackett were one and the same persons.

Robert Leon Carney and Bobby Leon Carney are one and the same persons.

Paul Ralph Cochran and Paul Ralph Cothern are one and the same persons.

Stanley Cochran and Stanley Cothern are one and the same persons.

James Kessler and James R. Kessler are one and the same persons.

Rosemarie Warren Sanders and Rose Marie Warren Sanders are one and the same persons.

Teressa Markovich Papania and Teresa Markovich Papania are one and the same persons.

Tim Myers and Timothy A. Myers are one and the same persons.

Brian D. Myers and Bryan Myers are one and the same persons.

Theodore P. Myers and Theodore Myers are one and the same persons.

Kerry C. Peacock and Kerry Peacock are one and the same persons.

THIS description is the same as the previous deed of record.

THIS property is improved property known as 4031 Bernard Road, 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 Grantees, their heirs and assigns, forever; and we 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 the same is unencumbered, unless otherwise herein set out; 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 30th day of June, 2006.

Inez Binkley Kenny
Inez Binkley Kenny

Billie Jean Heckart
Billie Jean Heckart

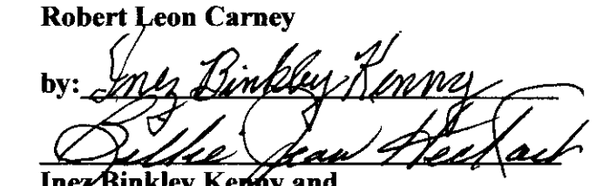
Inez Binkley Kenny
Inez Binkley Kenny
Co-Administratrix of the Estate of
Robbie Hazel Binkley Hackett

Billie Jean Heckart
Billie Jean Heckart
Co-Administratrix of the Estate of
Robbie Hazel Binkley Hackett

Dawanna Carney Richardson
by: Inez Binkley Kenny
Billie Jean Heckart
Inez Binkley Kenny and
Billie Jean Heckart,
Co-Administratrix of the Estate of
Robbie Hazel Binkley Hackett
Attorneys in fact by virtue of
P.O.A. recorded as Instrument
No. 200606190072622
said Register's Office

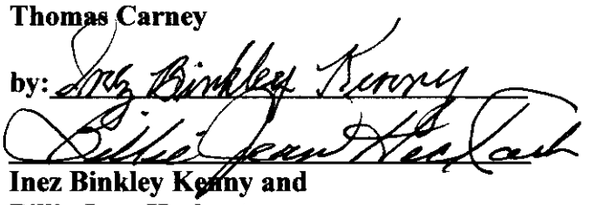
David J. Carney
by: Inez Binkley Kenny
Billie Jean Heckart
Inez Binkley Kenny and
Billie Jean Heckart,
Co-Administratrix of the Estate of
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Robert Leon Carney

by: 

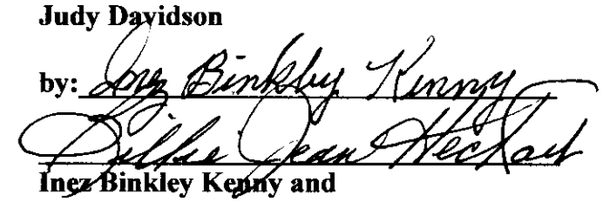
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Thomas Carney

by: 

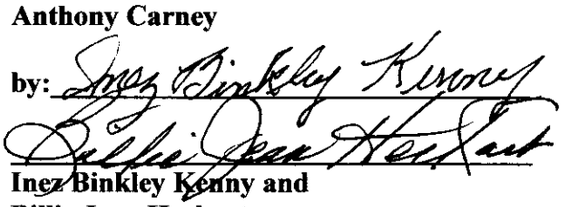
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Judy Davidson

by: 

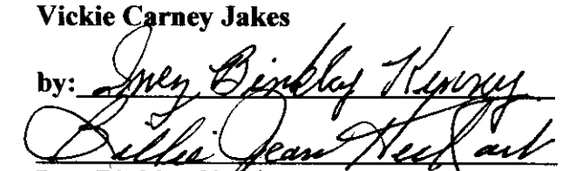
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Anthony Carney

by: 

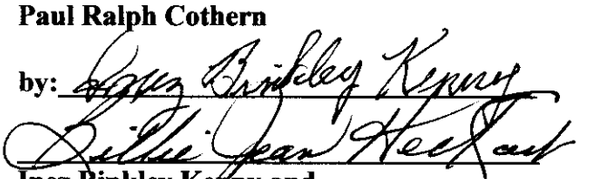
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Vickie Carney Jakes

by: 

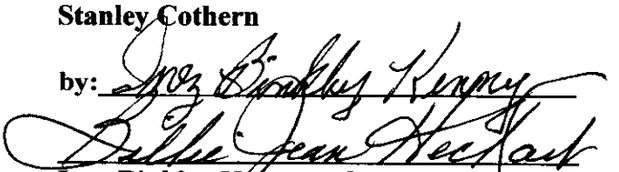
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Paul Ralph Cothern

by: 

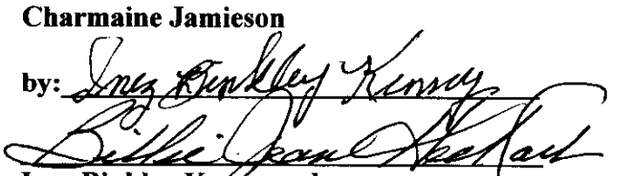
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Stanley Cothern

by: 

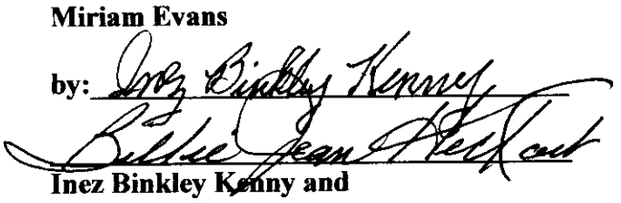
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Charmaine Jamieson

by: 

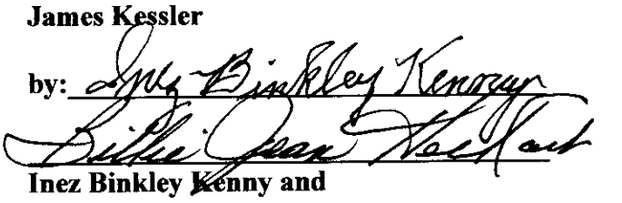
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Miriam Evans

by: 

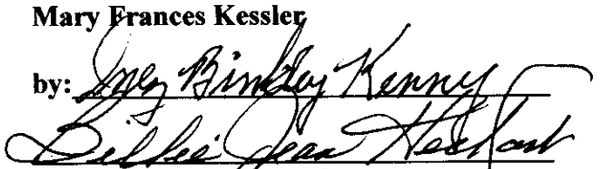
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James Kessler

by: 

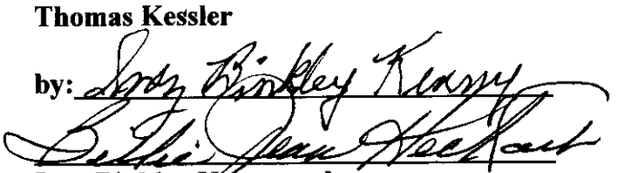
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Mary Frances Kessler

by: 

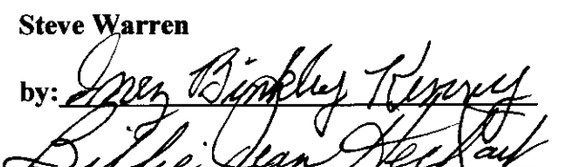
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Thomas Kessler

by: 

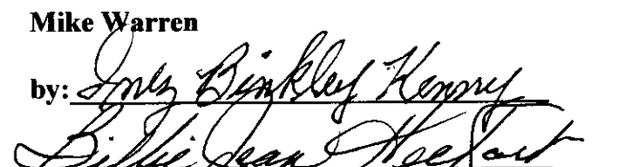
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Steve Warren

by: 

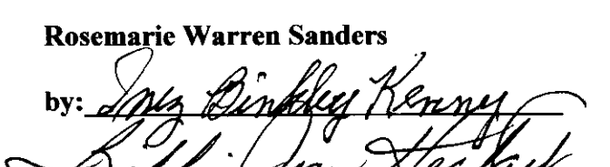
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Mike Warren

by: 

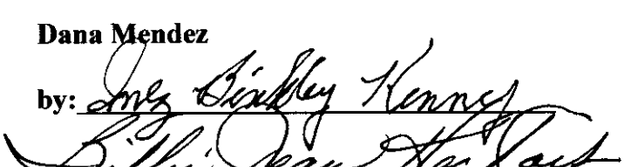
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Rosemarie Warren Sanders

by: 

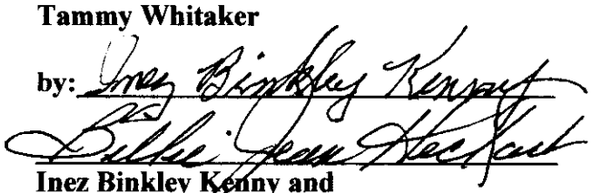
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Dana Mendez

by: 

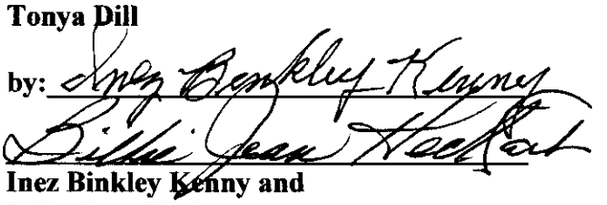
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Tammy Whitaker

by: 

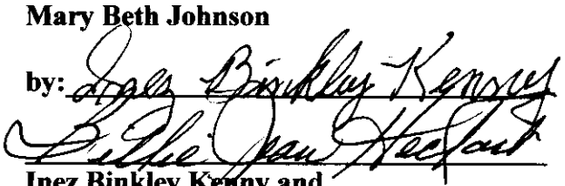
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Tonya Dill

by: 

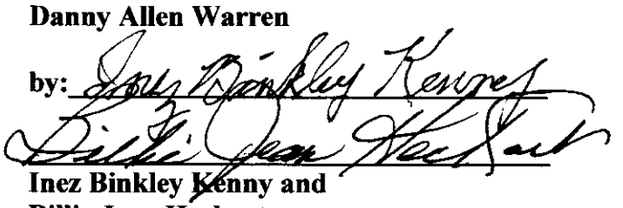
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Mary Beth Johnson

by: 

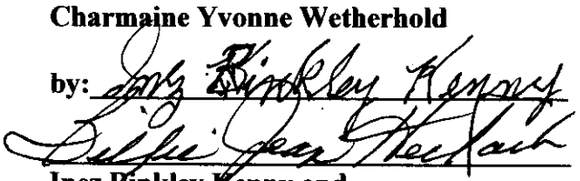
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Danny Allen Warren

by: 

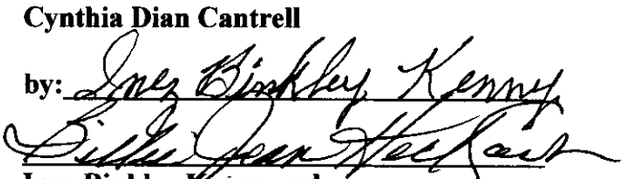
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Charmaine Yvonne Wetherhold

by: 

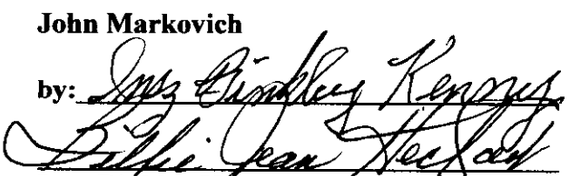
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Cynthia Dian Cantrell

by: 

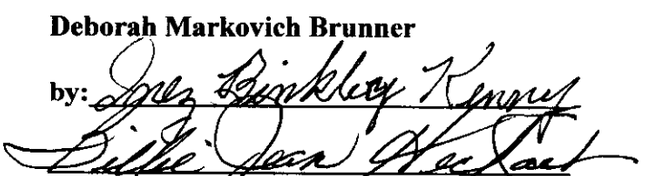
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John Markovich

by: 

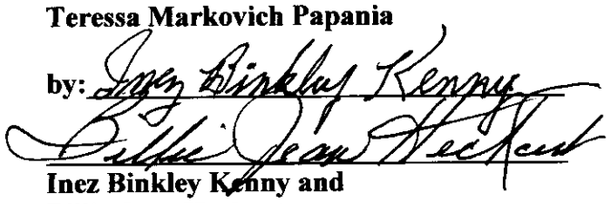
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Deborah Markovich Brunner

by: 

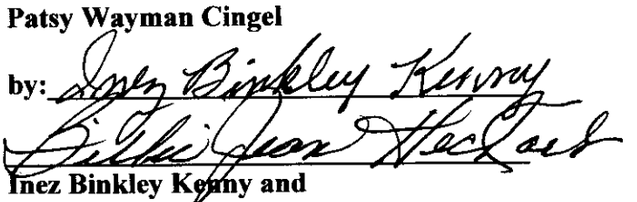
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Teressa Markovich Papania

by: 

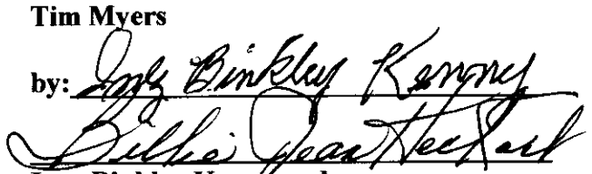
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Patsy Wayman Cingel

by: 

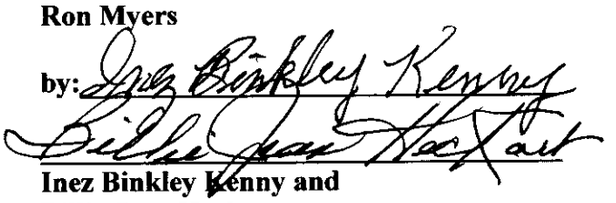
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said Register's Office

Tim Myers

by: 

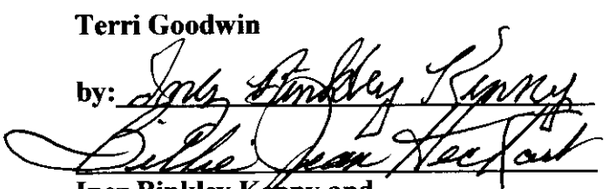
Inez Binkley Kenny and
Billie Jean Heckart,
Co-Administratrix of the Estate of
Robbie Hazel Binkley Hackett
Attorneys in fact by virtue of
P.O.A. recorded as Instrument
No. 200606190072650
said Register's Office

Ron Myers

by: 

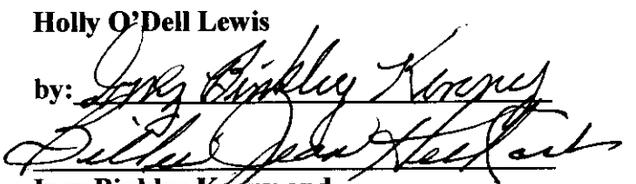
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Terri Goodwin

by: 

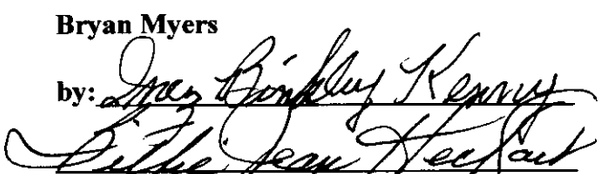
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Holly O'Dell Lewis

by: 

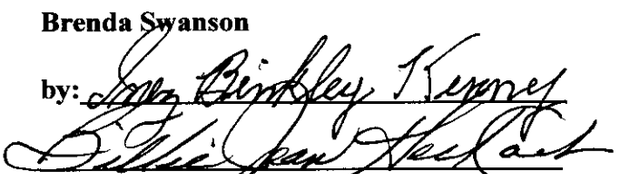
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Bryan Myers

by: 

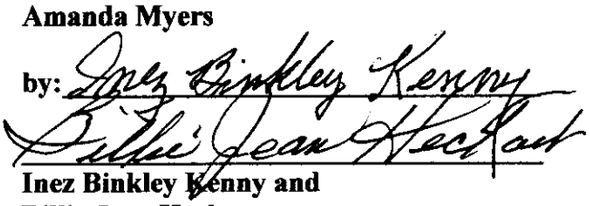
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said Register's Office

Brenda Swanson

by: 

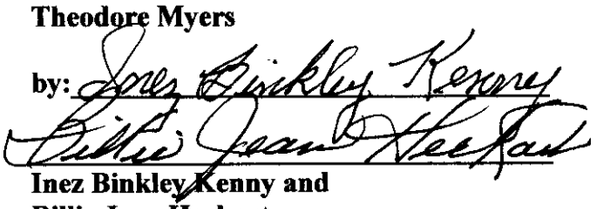
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said Register's Office

Amanda Myers

by: 

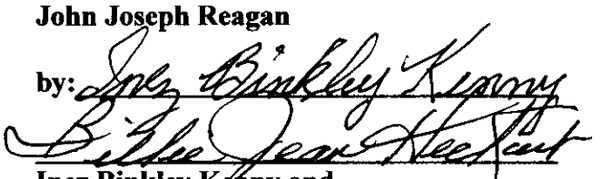
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said Register's Office

Theodore Myers

by: 

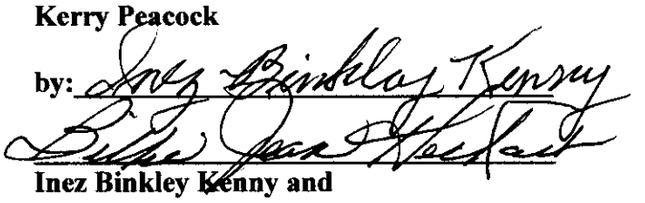
Inez Binkley Kenny and
Billie Jean Heckart,
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Robbie Hazel Binkley Hackett
Attorneys in fact by virtue of
P.O.A. recorded as Instrument
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said Register's Office

John Joseph Reagan

by: 

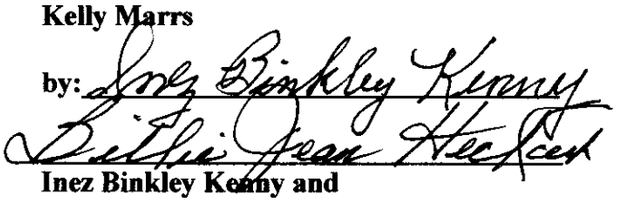
Inez Binkley Kenny and
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Robbie Hazel Binkley Hackett
Attorneys in fact by virtue of
P.O.A. recorded as Instrument
No. 200606190072658
said Register's Office

Kerry Peacock

by: 

Inez Binkley Kenny and
Billie Jean Heckart,
Co-Administratrix of the Estate of
Robbie Hazel Binkley Hackett
Attorneys in fact by virtue of
P.O.A. recorded as Instrument
No. 200606190072659
said Register's Office

Kelly Marrs

by: 

Inez Binkley Kenny and
Billie Jean Heckart,
Co-Administratrix of the Estate of
Robbie Hazel Binkley Hackett
Attorneys in fact by virtue of
P.O.A. recorded as Instrument
No. 200606190072660
said Register's Office

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STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Inez Binkley Kenny and Billie Jean Heckart**, 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 instrument for the purposes therein contained.

Witness my hand and official seal at Ashland City, Tennessee, this 30th day of June, 2006.

Notary Public

WM. G. WILKINSON NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

My Commission Expires: 01/26/2008

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STATE OF TENNESSEE
COUNTY OF CHEATHAM

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Inez Binkley Kenny and Billie Jean Heckart**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon their oath, acknowledged themselves to be the **Co-Administratrix of the Estate of Robbie Hazel Binkley Hackett, Deceased**, the within named bargainor, an Estate, and that they as such Co-Administratrix, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate by the said **Inez Binkley Kenny and Billie Jean Heckart** as such Co-Administratrix.

Witness my hand and official seal at office at Ashland City, Tennessee, on this the 30th day of June, 2006.

Notary Public

WM. G. WILKINSON NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

My Commission Expires: 01/26/2008

****

STATE OF TENNESSEE
COUNTY OF CHEATHAM

On this 30th day of June, 2006, before me personally appeared **Inez Binkley Kenny and Billie Jean Heckart, Co-Administratrix of the Estate of Robbie Hazel Binkley Hackett,** to me known to be the persons who executed the foregoing instrument on behalf of **Dawahna Carney Richardson, David J. Carney, Robert Leon Carney, Thomas Carney, Judy Davidson, Anthony Carney, Vicki Carney Jakes, Paul Ralph Cochran, Stanley Cochran, Charmaine Jamieson, Miriam Evans, James Kessler, Mary Frances Kessler, Thomas Kessler, Steve Warren, Mike Warren, Rose Marie Warren Sanders, Dana Mendez, Tammy Whitaker, Tonya Dill, Mary Beth Johnson, Danny Allen Warren, Charmaine Yvonne Wetherhold, Cynthia Dian Cantrell, John Markovich, Deborah Markovich Brunner, Teresa Markovich Papania, Patsy Wayman Cingel, Tim Myers, Ron Myers, Terri Goodwin, Holly O'Dell Lewis, Brian D. Myers, Brenda Swanson, Amanda Myers, Theodore Myers, John Joseph Reagan, Kerry Peacock and Kelly Marrs,** and acknowledged that they executed the same as the free act and deed of the said **Dawahna Carney Richardson, David J. Carney, Robert Leon Carney, Thomas Carney, Judy Davidson, Anthony Carney, Vicki Carney Jakes, Paul Ralph Cochran, Stanley Cochran, Charmaine Jamieson, Miriam Evans, James Kessler, Mary Frances Kessler, Thomas Kessler, Steve Warren, Mike Warren, Rose Marie Warren Sanders, Dana Mendez, Tammy Whitaker, Tonya Dill, Mary Beth Johnson, Danny Allen Warren, Charmaine Yvonne Wetherhold, Cynthia Dian Cantrell, John Markovich, Deborah Markovich Brunner, Teresa Markovich Papania, Patsy Wayman Cingel, Tim Myers, Ron Myers, Terri Goodwin, Holly O'Dell Lewis, Brian D. Myers, Brenda Swanson, Amanda Myers, Theodore Myers, John Joseph Reagan, Kerry Peacock and Kelly Marrs.**

Witness my hand and official seal at Ashland City, Tennessee, this 30th day of June, 2006.

WM. G. WILKINS NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

Notary Public

My Commission Expires: 01/26/2008

****

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is **$126,500.00**.

Affiant

Subscribed and sworn to before me, this 30th day of June, 2006.

Notary Public

My Commission Expires: ~~01/26/2008~~

STATE OF TENNESSEE NOTARY PUBLIC

NOTARY PUBLIC
AT LARGE
Pamela B. Matheney
My Commission Expires
October 26, 2008
STATE OF TENNESSEE

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