SEND TAX BILLS TO:
Mr. and Mrs. Jesse Ray Thaxton
3070 New Cut Road
Springfield, TN 37172

THIS INSTRUMENT PREPARED
BY: WILLIAM R. UNDERHILL
Attorney at Law
Springfield, TN 37172

Davidson County DEEDWARR
Recvd: 01/09/07 15:28 3 pgs
Fees:18.00 Taxes:27.75
20070109-0003943

Map No. 130
Parcel 167.00 (001)

THIS DEED OF CONVEYANCE, executed and delivered by RUSSELL D. EDGERTON, JR., an unmarried man, hereinafter called the Grantor, to JESSE RAY THAXTON and wife, HELEN F. THAXTON, hereinafter called the Grantees;

WITNESSETH: That, for the consideration of TEN ($10.00) Dollars, cash in hand paid, 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, survivor and assigns, certain real estate situated in the 16th Civil District of Robertson County, described as follows, to-wit:

> BEGINNING at a point in the center of White's Creek Pike (U.S. Route 431) at its intersection with the center line of Sycamore Creek; thence with the center of said Creek, south 66 deg. west 342 feet and south 49 deg. west 432 feet to a point; thence south 3 deg. west 80 feet to a point, a corner with Garner; thence with Garner's northerly line, south 80 deg. east 223 feet to a point; thence south 2 deg. 30 min. west 83 feet to a point in the center of the Old Channel of Sycamore Creek; thence with the center of said Old Channel, south 80 deg. east 610 feet and north 77 deg. east 151 feet to a point in the center of White's Creek Pike; thence with the center of the same, north 19 deg. 15 min. west 677 feet to the point of beginning, containing 7.6 acres, more or less,

MORTGAGEE: _____
_____
_____

RDE 1

according to a survey by Steve Draper, Surveyor, dated August 19, 1965.

AND BEING Tract No. 1 of the property conveyed to Russell D. Edgerton (being the same person as Russell D. Edgerton, Sr.), an unmarried man, by John J. Duke and wife, Mary A. Duke, in a deed of record in Deed Book 137, page 216, Register's Office for Robertson County, Tennessee. Also being Tract No. 1 of the property described in an Affidavit of Heirship of record in Deed Book 140, page 469, Register's Office aforesaid, in which the said Russell D. Edgerton, Jr. states that his father, Russell D. Edgerton, Sr. died in Davidson County, Tennessee, on June 2, 1966, leaving his entire estate to the said Russell D. Edgerton, Jr. as his only heir-at-law under operation of Tennessee law.

Subject to the right-of-way for Tom Austin Highway/Highway 431 South and subject to flowage/meanderings/riparian rights of Sycamore Creek.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantees, survivor and assigns, forever. The said Grantor covenants with the Grantees, survivor 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.

TAXES for the year 2007 will be paid by the Grantees. Possession of the premises will be given with deed.

Dated this 5th day of December, 2006.

Russell D. Edgerton Jr.
RUSSELL D. EDGERTON, ~~JR.~~

RDE2

STATE OF OHIO)
COUNTY OF GREENE)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RUSSELL D. EDGERTON, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 26 day of DEC, 2006.

MARTHA CAPLINGER
Notary Public, State of Ohio
My Commission Expires 11-6-07
Recorded in Clinton County

Martha Caplinger
NOTARY PUBLIC

My Commission Expires: 11-6-07

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is $7,500.00, 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.

Jesse Ray Harton
AFFIANT

SUBSCRIBED and SWORN to before me this the 26 day of December, 2006.

Cathy T. Hulan
NOTARY PUBLIC/Register

CATHY T. HULAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

My Commission Expires: 06-23-09.

RD23