Davidson County DEEDWARR
Recvd: 01/18/07 14:22 3 pgs
Fees:18.00 Taxes:314.50
20070118-0007511

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
Integrity Title & Escrow, LLC
380 S. Lowe Ave.
Cookeville, TN 38501

NEW OWNER AND SEND TAX BILLS TO:
Name Jennie C. Slayden
Address P.O. Box 364839
City North Las Vegas State NV Zip 89036

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged,

We, **Karla Mabey and Rockie Bilbrey and Dottie Wilhite and Marni White and Karen Caraway and Greg Pyburn and Scott Pyburn**, have this day bargained and sold, and do hereby transfer and convey unto **Jennie C. Slayden,** her heirs and assigns, hereinafter referred to as "GRANTEE", the following described tract or parcel of land located in the 4th DISTRICT OF DAVIDSON COUNTY, TENNESSEE, as follows:

Tract 1:
A tract or parcel of land in the 4th 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, 500.00 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.

Tract 2:
Land lying and being 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 us 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 1888.0 feet to an iron pin and the southwest corner of the Luther S. Pyburn, et us 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.

Tax Map 110, Parcel 80.02

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 or record.

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

THE PREVIOUS AND LAST conveyance being a deed from Joyce Lagana, to Karla Mabey and Rockie Bilbrey and Dottie Wilhite and Marni White and Karen Caraway and Greg Pyburn and Scott Pyburn, of record in Warranty Deed Book Instument No. 20060308-0026947, Register's Office of the above County.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns forever. We covenant that we are lawfully seized and possessed of the lands herein conveyed in fee simple, have a good right to convey it, and that the same is unencumbered, except for the 2006 taxes which are to be pro-rated.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said GRANTEE, her heirs and assigns, against the lawful claims of all persons.

WITNESS our hands this the 5th day of January, 2007.

Karla Mabey
Karla Mabey

Rockie Bilbrey Karla Mabey
Rockie Bilbrey by: Attorney in fact
Karla Mabey Attorney-In-Fact

Dottie Wilhite Karla Mabey
Dottie Wilhite by: Attorney in fact
Karla Mabey Attorney-In-Fact

Marni White Karla Mabey
Marni White by: Attorney in fact
Karla Mabey Attorney-In-Fact

Karen Caraway Karla Mabey
Karen Caraway by: attorney in fact
Karla Mabey Attorney-In-Fact

Greg Pyburn Karla Mabey
Greg Pyburn by: Attorney in fact
Karla Mabey Attorney-In-Fact

Scott Pyburn Karla Mabey
Scott Pyburn by: Attorney in fact
Karla Mabey Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF PUTNAM)

PERSONALLY APPEARED before me, the undersigned authority, Notary Public of this county, **Karla Mabey**, the within named bargainor, 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.

WITNESS MY HAND, at office, this 5 day of January, 2007

Tammy L Bass
NOTARY PUBLIC

TAMMY L. BASS STATE OF TENNESSEE NOTARY PUBLIC OVERTON COUNTY

My Commission Expires: 5/23/10

STATE OF TENNESSEE)

COUNTY OF PUTNAM)

On this 5 day of January, 2007, before me personally appeared Karla Mabey to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf Rockey Bilbrey and Dottie Wilhite and Marni White and Karen Caraway and Greg Pyburn and Scott Pyburn, and acknowledged that she executed the same as the free act and deed of Rockey Bilbrey and Dottie Wilhite and Marni White and Karen Caraway and Greg Pyburn and Scott Pyburn.

Witness my hand, at office in January 5, 2007.

Tammy L Bass
NOTARY PUBLIC

TAMMY L. BASS STATE OF TENNESSEE

TAMMY L. BASS STATE OF TENNESSEE NOTARY PUBLIC OVERTON COUNTY

My Commission Expires:

May 23, 2010

STATE OF TENNESSEE)
COUNTY OF PUTNAM)

The actual consideration or value, whichever is greater, for this transfer is $85,000.00.

AFFIANT Karla Mabey

Subscribed and sworn to before me, this the 5 day of January, 2007.

Tammy L Bass
NOTARY PUBLIC REGISTER

My Commission Expires: May 23, 2010

TAMMY L. BASS STATE OF TENNESSEE NOTARY PUBLIC OVERTON COUNTY