This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

New Owners Address
Send Tax Bills to Same Address:
Bobbie Jo Poling and husband, Bruce E. Poling
6396 Lickton Pike
Goodlettsville, TN 37072

MAP: 012-00-0
PARCEL: 022.00
GROUP:

Davidson County DEEDWARR
Recvd: 08/07/07 10:50 3 pgs
Fees:18.00 Taxes:451.09
20070807-0094105

WARRANTY DEED

THIS INDENTURE, made this 27th day of July, 2007 between

Maxine Quesenberry Sims and Michael Charles Quesenberry

of Sumner County, Tennessee, hereinafter referred to as **Grantor**, and

Bobbie Jo Poling and husband, Bruce E. Poling

of Davidson County, Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee being Tract No. 1 as shown on a plat of the division of property belonging to Zelpha Martin, made by Donald R, Carver, RLS, dated 4/13/1978 and described as follows:

Beginning at a point in the Northwesterly margin of Lickton Pike, said point being the common front corners of Tract 1 and 2 on said Plat; thence southwestwardly along said margin of said Pike, 200 feet as measured along the curving margin thereof; thence N 21 deg. 00" 12" W 577.20 feet to an iron pin in fence line; thence N 69 deg. 55' 07" E 199.82 feet to an iron pin; thence S 21 deg. 00' 12" E 565.50 feet to the said margin of Lickton Pike, to the point of beginning, more or less.

This being the same property conveyed to Maxine Quesenberry Sims and Michael Charles Quesenberry by Quitclaim Deed dated 6/21/2002 from Maxine Quesenberry Sims of record in Instrument Number 20030122-0009371, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2007 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Maxine Quesenberry Sims

Maxine Quesenberry Sims

Michael Charles Quesenberry by Maxine Quesenberry Sims Attorney in fact

Michael Charles Quesenberry by Maxine Quesenberry Sims, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Maxine Quesenberry Sims 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 and official seal at office this 27TH day of July, 2007.

Notary Public

BRIAN E. DAVIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 11/15/2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27 day of July 2007, before me personally appeared Maxine Quesenberry Sims to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purposes therein contained in behalf of Michael Charles Quesenberry acknowledged that such person executed the same as the free act and deed of Michael Charles Quesenberry.

Witness my hand and official seal at office this 27 day of July, 2007.

Notary Public

BRIAN E. DAVIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 11/15/2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $121,917.11.

Maxine Quesenberry Sims

Affiant

Sworn to and subscribed before me, this 27 day of July, 2007.

Notary Public

BRIAN E. DAVIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 11/15/2010

I, Michael P. Davis do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michael P. Davis

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Christy Y. Lane, a notary public for this county and state, Michael P. Davis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CHRISTY Y. LANE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 3/21/2009