PREPARED BY JERRY W. HAMLIN, ATTORNEY AT LAW
ASHLAND CITY, TENNESSEE

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL |
|---|---|---|
| LEONA M. GREENE | SAME | 029-00-0-335 |
| DAVID A GREENE | | 029-00-0-378 |
| 314 Tyne Blvd | | |
| Old Hickory Tn., 37138 | | |

# WARRANTY DEED

For and in consideration of the sum of **TWENTY SIX THOUSAND NINE HUNDRED DOLLARS($26,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, I, **HEATHER NICHOLE EADS, SOLE HEIR AT LAW AND ADMINISTRATRIX OF THE ESTATE OF JAMES R. BULLOCK, DECEASED**, GRANTORS, have bargained and sold, and by these presents do transfer and convey unto the said **LEONA M. GREENE AND DAVID A. GREENE, AS TENANTS IN COMMON**, GRANTEE herein, Their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

PARCEL I: Land in Davidson County, Tennessee and being described as follows: BEGINNING at a P.K. nail in the center of Bear Hollow Road, the northwest corner of a tract of land heretofore conveyed to Thomas R, Humphrey by deed of record in Book 6482, page 630, Register's Office for Davidson County, Tennessee, also being the northeast corner of a tract of land heretofore conveyed to Roger Dean Hicks, et ux, by deed of record in Book 6530, page 965, said Register's Office; thence leaving said road and with the west line of said Humphrey, South 3° 50' 04' West 26.41 feet to an iron pin, the beginning point of the following description; thence South 3° 50'40" West 273.59 feet to an iron pin; thence South 77° 44' 40" West 82.85 feet to an iron pin; thence with a new line North 18° 51'41" East 307.05 feet to the point of beginning, containing 0.250 acres, more or less.
Being the same property conveyed to JAMES R. BULLOCK, JR., by deed from EDWARD LEE TINNIN and wife, DEBRA L. TINNIN, of record as Instrument No. 20050920-0112659, dated September 15, 2005, said Register's Office.

PARCEL II: Land in Davidson County, Tennessee and being described as follows: BEGINNING at a point in the center of Bear Hollow Road, being 1008.85 feet along centerline from the east line of Book 636, page 65, Register's Office for Davidson County, Tennessee; then with the west line of a 10.67 acre tract, leaving road, South 13° 40' 01" West 489.06 feet to an iron pin, northeast corner of a 12.58 acre tract; then with two lines of same, South 89° 22' 46" West 420.33 feet to an iron pin, North 03° 50' 04" East 279.32 feet to an iron pin; then with the east line of a 10.03 acre tract, North 77° 44' 40' East 130.82 feet to an iron pin, North 03° 50' 04" East 300.00 feet to a point in the center of Bear Hollow road; then with said centerline, South 67° 19' 58" East 133.46 feet; then with a curve to the left, delta of 11° 36' 40", radius of 1271.24 feet, a distance of 257.62 feet to the beginning, containing 5.00 acres, more or less, according to survey by. Randolph L. Chapdelaine dated January 8, 1985.

Being the same property conveyed to The Estate of James R. Bullock, Jr., deceased, by deed of record in Book * , page _____, Instrument No. _____ dated _____, said Register's Office of Davidson. Tennessee * 20080312 · 0024981

The grantor, Heather Nichole Eads being first duly sworn makes oath that she is the sole heir of her father James R. Bullock, Jr., who died on June 7, 2007 at the age of 41 years. The said James R. Bullock, Jr., was a single man at the time of his death and is survived by Heather Nichole Eads his only child. The said Heather Nichole Eads was appointed administratrix of the estate of her deceased father by order of the Chancery Court, Probate Division, for Cheatham County, Tennessee at docket no. P-1684.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, Their heirs and assigns, forever. And I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land and to the said GRANTEE, Their heirs and assigns against the lawful claims of all persons, whomsoever.

Davidson County DEEDWARR
Recvd: 03/12/08 13:14 2 pgs
Fees:13.00 Taxes:99.53
20080312-0024982

Whenever 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 14 day of January, 2008.

Heather Nichole Eads

**Heather Nichole Eads, Administratrix and Sole heir at law of James R. Bullock**

**State of** TN )
**County of** Cheatham )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Heather Nichole Eads, Administratrix and sole heir at law of James R. Bullock, Jr., deceased**, 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 Ashland City, this the 14 day of January, 2008.

**NOTARY PUBLIC**

My Commission Expires: 9/19/2011

JERRY W. HAMLIN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

**State of Tennessee** )
**County of Cheatham** )

The actual consideration for this transfer or value of property (whichever is greater) is $26,900.00.

This is equal to or greater than the property would bring at a fair and voluntary sale.

**AFFIANT**

Sworn to and subscribed before me this the 14 day of January, 2008.

**NOTARY PUBLIC**

My Commission Expires: 9/19/2011

JERRY W. HAMLIN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.