File No. 80172

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/18/08 09:32 2 pgs
Fees:13.00 Taxes:991.60
20080318-0027097

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp July 19, 2008

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $268,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF MARCH, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Gary Adcox	Community First Bank & Trust, ISAOA, ATIMA	053-03-0/224.00
(NAME) 1300 Riverside Road	(NAME) 501 S. James Campbell Blvd.	
(ADDRESS) Old Hickory, TN 37138	Columbia, TN 38401 (ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 IS HEREBY ACKNOWLEDGED, WE, Jeffrey L. Kirkland, an unmarried man, and Betty Kirkland Gulledge, an unmarried woman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Gary Adcox and wife, Elizabeth Ann Adcox, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land lying in Davidson County, Tennessee, being more particularly described as follows:
Tract I: Land in Davidson County, Tennessee, being Lot No. 135 of Section "B", on the Plan of Village of Old Hickory, as of record in Plat Book 1424, Page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Tract II: Land in Davidson County, Tennessee, being part of Lot No. 134 of Section "B:, on the Plan of Village of Old Hickory, as of record in Plat Book 1424, Page 67, Register's Office for Davidson County, Tennessee, being further described as follows: Beginning on the west margin of Riverside Road at the corner of Lot Nos. 134 and 135; thence with the line between said lots, 59.5 feet to a point in the rear line of Lot 138; thence North along the line of Lots 134 and 138, 18.7 feet to a point; thence easterly 54 feet to the west margin of Riverside Road; thence south along the road, 11 feet to the point of beginning.

Being the same property conveyed to Jeffrey L. Kirkland, an unmarried man, and Betty Kirkland Gulledge, an unmarried woman by deed from Jeffrey L. Kirkland, dated November 23, 2004 and recorded on November 29, 2004 in Instrument No: 20041129-0141287, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1300 Riverside Road, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 14th day of March, 2008.

Jeffrey L. Kirkland

Betty Kirkland Gulledge

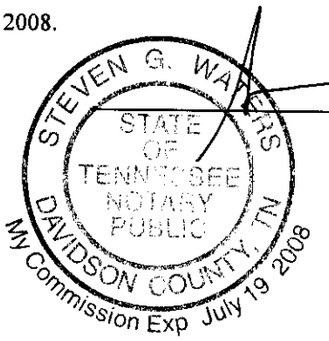
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COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffrey L. Kirkland and Betty Kirkland Gulledge, the bargainor(s), 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 this 14th day of March, 2008.

Commission expires:



Notary Public