WARRANTY DEED

Return To:
Greater Nashville
Title & Closing Co.
200 Madison Street
Madison, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 135,000.00

Joe F. Gillespie, Sr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th DAY OF May, 2008

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: March 20, 2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe F. Gillespie	Same as New Owner	02100000200
(NAME)	(NAME)	
6560 Clarksville Highway		
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(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, Donald W. Felts

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joe F. Gillespie , Sr.

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:

"See attached Exhibit A"

Davidson County DEEDWARR
Recvd: 05/30/08 15:48 3 pg
Fees:18.00 Taxes:499.50

20080530-0055445

unimproved ( )
This is improved (X) property, known as 6540 Clarksville Highway, Joelton, TN 37080
(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 my hand this 29th day of May, 2008

Donald W. Felts

Donald W. Felts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald W. Felts

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 29th day of May, 2008.

Commission expires March 20, 2010

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT "A"

Land in the 14th Civil District of Davidson County, Tennessee, described partly according to two surveys, one made March 23, 1960 by T. R. Sanford, Surveyor and the other, not dated, made by E. L. Miller, Jr. & Co., as follows:

BEGINNING in the northerly margin of U. S. Highway 41-A (A/K/A CLARKSVILLE HWY.) at the westernmost southeasterly corner of the property conveyed to Joe Frank Gillespie and wife from O. A. Felts and wife by deed of record in Book 2806, Page 371, Register's Office for Davidson County, Tennessee, said beginning point being also the southwesterly corner of the property described in a Quitclaim Deed to O. A. Felts and wife, Pearline Felts from Joe Frank Gillespie and wife, Nancy Gillespie of record in Book 3071, Page 83, said Register's Office and running thence along Gillespie's easterly line and partly along a fence, north 10 deg. 30' east 382.8 feet to an iron pin in a fence, now Gillespie's interior corner; thence with a fence along Gillespie's southerly line, South 74 deg. east 126 feet to the northwesterly corner of a tract of land being conveyed February 19, 1965 to William E. Nunley and wife, Alice Faye Nunley; thence along Nunley's westerly line, South 11 deg. west 362 feet, more or less, to Nunley's southwesterly corner in the northerly margin of U. S. Highway 41-A; thence with the same, North 79 deg. west 146 feet to the beginning.

Being the same property conveyed to Kenneth W. Felts and wife, Elsie A. Felts by Warranty Deed from O. A. Felts and wife, Pearline Felts dated February 19, 1965 and recorded in Book 3863, Page 405 in the Register's Office for Davidson County, Tennessee. The said Kenneth W. Felts having since died. Further, being the same property conveyed to Donald W. Felts by Warranty Deed from Elsie A. Felts dated November November 3, 2006 and recorded as Instrument No. 20061114-0141447 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES OF 2008 AND SUBSEQUENT YEARS; SUBJECT TO THE RIGHT-OF-WAY OF CLARKSVILLE HIGHWAY.