This instrument prepared by:
Bryant C. Dunaway
Attorney at Law
721 North Dixie Avenue
Cookeville, Tennessee 38565

MAP AND PARCEL NUMBER

Map **110**
Group
Parcel **80.02**

PROPERTY OWNERS:
J. W. Scott Pyburn
Misty Pyburn
4811 Alvin Sperry Road
Hermitage, TN 37076

SEND TAX BILLS TO:
Property Owners

Davidson County DEEDWARR
Recvd: 07/18/08 13:47 2 pg
Fees:13.00 Taxes:314.50

20080718-0073914

WARRANTY DEED

FOR AND IN CONSIDERATION 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, I, **Jennie C. Slayden, an unmarried person,** have this day bargained and sold, and do hereby transfer and convey unto **J. W. Scott Pyburn and wife, Misty Pyburn,** their heirs and assigns, hereinafter referred to as "grantees", whether one or more, certain real estate located in the Fourth (4th) Civil 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 the line of Marlin 354.00 feet to an iron pin; thence north 00 degrees 25 minutes east, with the 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 EXCLUDDED 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 acres 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 of record to Jennie C. Slayden in Instrument No. 20070118-0007511, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest belonging to the said grantees, their heirs and assigns forever. I do covenant that I am lawfully seized and possessed of said real estate in fee simple, have good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

WITNESS our hands this the 16 day of July, 2008.

Jennie C. Slayden

STATE OF TENNESSEE
COUNTY OF PUTNAM

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **JENNIE C. SLAYDEN,** the within named bargainors, 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 this the 16 day of July, 2008.

My Commission Expires:
1-24-2012

Notary Public

BRYANT C. DUNAWAY NOTARY PUBLIC AT LARGE PUTNAM COUNTY, TN

STATE OF TENNESSEE
COUNTY OF PUTNAM

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

Affiant

SUBSCRIBED AND SWORN to before me this the 16 day of July, 20008.

My Commission Expires:
1-24-2012

Notary Public

BRYANT C. DUNAWAY NOTARY PUBLIC AT LARGE PUTNAM COUNTY, TN