Davidson County DEEDWARR
Recvd: 07/28/08 14:32 3 pgs
Fees:18.00 Taxes:307.10
20080728-0077037

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Alan B. Wooten, et ux P. O. Box 39 Greenbrier, TN 37073	Same as New Owner	Map 7 Parcel 22.1

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, THE ESTATE OF JOHN R. MARTIN, deceased, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto ALAN B. WOOTEN and wife, MELANNI L. WOOTEN, hereinafter referred to as 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 in the 10th Civil District of Davidson County, Tennessee, described according to a survey made by John R. Alley, Surveyor, dated May 20, 1963, as follows:

Beginning at a point in the center of the Old Dickerson Road, said point being 11.5 feet North 53 degrees, 30' East of a corner post, Walter Bay's Southeast corner, and the Northeast corner of the property herein described; thence with the center of said road, South 47 degrees, 30' East 537.5 feet to a point with an iron stake marker in the Southwesterly margin or the said Road, a corner to Robert Butler; thence with the line of said Butler, South 41 degrees 30' West 220 feet to an iron stake, a corner in the line of the said Butler; thence with the line of the said Butler North 36 degrees west 576 feet to a 15' hackberry tree, a corner of said Butler in the line aforesaid of Bay's; thence with the line of Bay, North 53 degrees 30' East 109.5 feet to the beginning, containing 2.07 acres, more or less.

Being the same property conveyed to John R. Martin by quitclaim deed from Gary Eugene Martin of record in Instrument No. 20060706-0081175, Register's Office for Davidson County, Tennessee. And, John R. Martie died, testate, on June 3, 2008, at the age of 84 years leaving a Last Will and Testament dated October 6, 2006 which was admitted to probate in the Probate Court for Davidson County, Tennessee, on June 25, 2008 under Docket No. 08P-919 and Donna Hooper was appointed Executrix of the said estate and Letters Testamentary were issued to her as such Executrix. The Estate remains open, but all known debts and obligations have been fully paid and satisfied. The estate is a non-taxable estate for Tennessee Inheritance tax purposes. John R. Martin was never a recipient of TennCare benefits during his lifetime.

The property description, as contained herein, is the same as that contained in the previous deed of record.

The mailing address for the said property is 8281 Old Springfield Road, Goodlettsville, TN 37072.

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 the GRANTOR does covenant with the said GRANTEES, that the GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2008, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

And, the GRANTOR does further covenant and bind itself, its successors or assigns 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.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"

ESTATE OF JOHN R. MARTIN

BY: Donna Hooper EX
DONNA HOOPER, Executrix

"GRANTEES"

ALAN B. WOOTEN

MELANNI L. WOOTEN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared DONNA HOOPER, with whom I am personally acquainted and who acknowledged herself to be the Executrix of THE ESTATE OF JOHN R. MARTIN, deceased, the bargainor, and as such Executrix, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the Estate by herself as Executrix.

WITNESS my hand, at office, this the 25th day of July, 2008.

NOTARY PUBLIC

PATSY C. DAVISON NOTARY PUBLIC MY COMM. EXP. DECEMBER 2, 2009 STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALAN B. WOOTEN and wife, MELANNI L. WOOTEN, 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, at office, this the 25th day of July, 2008.

PATSY C. DAVISON NOTARY PUBLIC MY COMM. EXP. DECEMBER 2, 2009 STATE OF TENNESSEE

NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $83,000.00.

Affiant

Sworn to and subscribed before me, this the 25th day of July, 2008.

NOTARY PUBLIC

PATSY C. DAVISON NOTARY PUBLIC MY COMM. EXP. DECEMBER 2, 2009 STATE OF TENNESSEE