This space for Register's Office:

Davidson County DEEDWARR
Recvd: 11/12/08 15:37 3 pg:
Fees:18.00 Taxes:166.50

20081112-0112127

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
565 Willow Hill Circle #3
Murfreesboro, TN 37127

ADDRESS NEW OWNER:
Kevin Pentecost & wife, Natalie Pentecost
4607 Bull Run Road
Ashland City, TN 37015

SEND TAX BILLS TO:
New Owner

Map & Parcel # 46.00-0-050.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged **Debora Dianne Green, Darrell Wayne Green and Denisa Carole Green** hereinafter called the **Grantors**, do hereby convey unto **Kevin Pentecost and wife, Natalie Pentecost** hereinafter called the **Grantees**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Land in the 13th Civil District of Davidson County, Tennessee, described according to a survey made by Stephen A. Draper, September 20, 1960, revised December 6, 1960 and December 15, 1960, being more particularly described as follows, to wit:

Beginning in the center of Bull Run Road at the northeast corner of the property conveyed to Blanche Anderson and husband by deed from Harlan Construction Company Inc., of record in Book 2704, Page 94, Register's Office for said County; thence South 51 degrees East 197 feet; thence East 100 feet; thence South 25 degrees East 132 feet; thence South 49 degrees East 450 feet; thence North 32 degrees West 800 feet to the center of Bull Run Road; thence with the center of the same 57 degrees 15 minutes West 274 feet to the beginning, containing 2.42 acres, more or less.

Being the same property conveyed to Charles W. Green and wife, Frances M. Green by Warranty Deed from Charles D. Green and wife, Mary M. Green, dated February 7, 1962 being recorded in Book 3341, Page 127, Register's Office of Davidson County, Tennessee. The said Charles W. Green being divested of his interest by virtue of that certain Final Decree of Divorce entered in Civil Action No. 49979 of the Probate Court of Davidson County, Tennessee, in which said one-half interest of Charles W. Green was vested in his three children, Debora Dianne Green, Darrell Wayne Green and Denisa Carole Green as tenants in common. The said Order being recorded in Instrument No. 20060310-0028022 of the Register's Office of Davidson County, Tennessee. Further, the said Frances D. Green is now deceased, leaving title to vest solely in Debora Dianne Green, Darrell Wayne Green and Denisa Carole Green as tenants in common. Frances M. Green and Frances Marie Douglas Green are one and the same person.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances and health department regulations that may affect the premises.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantees 2) All restrictions of record 3) All easements of record 4) All visible easements 5) All

matters appearing on the lat of record; 6) All applicable government and zoning regulations; 7) If the property is supplementally assessed due to any improvements or changes in tax base, Grantee shall be responsible for any additional taxes due. 8) Grantor shall be responsible for any rollback taxes.

This is improved property known as:

4577 Bull Run Road, Ashland City, TN 37015.

Property taxes have been prorated between the Grantor and Grantee herein as of the date of this conveyance. All future taxes are the sole responsibility and liability of the Grantee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions and (5) other matters of public record.

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, Grantee's heirs or assigns, forever.

GRANTORS COVENANT with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTORS FURTHER CONVENANT and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And we do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, we have hereunto set our hand and seal this 5th day of November, 2008.

Debora Dianne Green

Darrell Wayne Green

Denisa Carole Green

STATE OF Tennessee
County of Davidson

BEFORE ME, the undersigned authority, on this day personally appeared Debora Dianne Green, Darrell Wayne Green and Denisa Carole Green known to me to be the persons whose names are subscribed to the foregoing document, (or proved to me based on satisfactory evidence) who on oath stated to me that they executed the same for the purposes and consideration therein expressed, and acknowledged the same to be their free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 5th day of November, 2008.

Notary Public in and for the
State of Tennessee

My Commission Expires: 6/18/12

KIMBERLY R RUTHERFORD NOTARY PUBLIC STATE OF TENNESSEE COUNTY

STATE OF TENNESSEE NOTARY PUBLIC HARGE COUNTY

STATE OF Tennessee
COUNTY OF Rutherford

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $45,000.00

Affiant

Sworn and subscribed before me on 11/5/2008.

Notary Public

My Commission Expires: 6/18/12

KIMBERLY R. GROVE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY