STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF February, 2009.

Notary Public
MY COMMISSION EXPIRES: 7/16/11
File No. G9-7173D

SUSAN MAGNUSON NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Davidson County DEEDWARR
Recvd: 03/02/09 10:41 2 pgs
Fees:13.00 Taxes:888.00
20090302-0017946

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Richard D. Dean, a single man (NAME)	First Community Mortgage (NAME)	17-167
2721 Lower Walkers Creek Road (STREET ADDRESS	1610 S. Church St. Suite A (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37130 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Teresa L. White and Lela G. Cathey, Co-Administrators of The Estate of Glen Lannom Cathey, Sr.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Richard D. Dean, a single man**, 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:

Beginning at an iron pin in the center of Lower Walker's Creek Road, said pin being 579.8 feet northerly with the center of said road from the center of Union Hill Road. A corner of Millard W. Hanner and the S.E. corner of this land; thence with said Walker's Creek Road North 33 degrees 10 minutes east 491 feet to an iron pin, a corner of R.G. Gann, thence with a fence and the line of said Gann, North 5 degrees 30 minutes East 221.5 feet to a post, a corner to Robert M. Smith in the line of said Gann; thence with the line of said Smith; North 85 degrees West 556 feet to a post, a corner in the line of said Smith; thence with a fence and the lines of said Smith and Shelby Greer, North 87 degrees 30 minutes West 377 feet to a post a corner in the line of said Greer; thence with a fence and the line of said Greer, South 5 degrees 35 minutes West 486 feet to a 24 inch elm tree, a corner to aforesaid manner, in the line of said Greer; thence with the line of said Hanner as follows: West 74 degrees 15 minutes east 453 feet to a post; South 65 degrees 58 minutes East 306.5 feet to the beginning.

Included but excluded herefrom is a tract of 4.9 acres, more or less, conveyed to Donald G. Dickens and wife, Margaret S. Dickens by deed from Eugene Vinaly Aydelotte and wife, as of record in book 4503, page 21, Register's Office of Davidson County, Tennessee, as follows:

Beginning at an iron pin on the North side of Lower Walker's Creek Road, said pin being the S.E. corner of J. D. Martin; thence with said Walker's Creek Road, South 33 Degrees 10 minutes West 232.5 feet to an iron pin in the center of Lower Walker's Creek Road, said pin being a North East corner of E.F. Aydelotte; thence with the Aydelotte line, North 73 degrees West 486 feet to an iron pin; also a corner in the Aydelotte line; thence North 7 degrees 45 minutes East 323 feet to a post being a corner of R.M. Smith; thence with Smith line South 85 degrees east 556 feet to a post being a corner in the line of Smith and Martin; thence South 5 degrees West with Martin's line 221.5 feet to the beginning.

BEING the same property conveyed to Glen Lannom Cathey, Sr. from Lela Grace Cathey, by Quit Claim Deed dated March 22, 2007, as Instrument No. ~~200708103100;~~ 20070828-0103100 in the Register's Office for Davidson County, Tennessee.

Glen Lannom Cathey, Sr. has since died Intestate on August 17, 2008 and pursuant to Order of record in the Probate Court for Davidson County, Tennessee, Dockett No. 08P-1700 dated February 17, 2009 authorizing the co-administrators to sell said property.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2008 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2721 Lower Walkers Creek 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 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. Whenever 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/our hand(s) this 19th day of February, 2009.

THE ESTATE OF GLEN LANNOM CATHEY, SR.

By: X Teresa L. White
Teresa L. White, Co-Administrator

February 19, 2009
Date

By: X Lela G. Cathey
Lela G. Cathey, Co-Administrator

February 19, 2009
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Teresa L. White and Lela G. Cathey, Co-Administrators for The Estate of Glen Lannom Cathey, Sr., with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Co-Administrators of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 19th day of February, 2009.

My Commission Expires: 3/20/10

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O. BOX 663
GALLATIN, TN 37066