THIS INSTRUMENT PREPARED BY
L. ROBERT GREFSENG
ATTORNEY AT LAW
710 N. MAIN STREET
COLUMBIA, TN 38401
PREPARER IS NOT CLOSING AGENT
PURSUANT TO IRS REGULATIONS

BILL GARRETT, Davidson County
Trans:T20090086506 DEEDWARR
Recvd: 12/28/09 08:05 3 pgs
Fees:18.00 Taxes:777.00
20091228-0116931

TAX MAP: 06600
PARCEL: 006500

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, We, Terry L. Page and wife, Betty S. Page, have this day sold and by these presents do hereby bargain, sell, transfer and convey unto John B. Page and wife, Ashley M. Page, as tenants by the entirety, their heirs and assigns the following described property located in Davidson County, Tennessee, more particularly bounded and described as follows, to wit:

A tract of land in the 8th Civil District of Davidson County, Tennessee, being Tract No. 11 on the Plan for division of the George H. Hobbs Estate (not of record) described according to a survey by G. Barry Greer and Associates, dated July 14, 1972, as follows: Beginning at a point in the center line of River Road at its approximate intersection with the Davidson-Cheatham Counties lines; thence with the center line of River Road S 79 – 45 E a distance of 114.5 feet to a point; thence S 03 – 50 W a distance of 103 feet to a point in the centerline of an abandoned section of River Road; thence with the centerline of Old River Road N 79 – 42 E a distance of 113.81 feet to a point; thence S 06 – 56 W a distance of 987.5 feet to a point; thence N 71 –.25 W a distance of 214.9 feet to a point; thence N 05 – 54 – 50 E a distance of 1020 feet to the beginning, and containing 5.0 acres, more or less. Easement for right of way and use of a barn located on property. Being the same property conveyed by Quitclaim Deed from Searcy B. Page and wife, Mary Maxine Page to Terry L. Page and wife, Betty S. Page as recorded on the 21st day of March, 2001 in Instrument No. 20010321-0027075; part of Quitclaim Deed from Searcy P. Page and wife, Mary Maxine Page to Jerry L. Vance, Trustee as recorded on the 17th day of April, 1995 in Deed Book 9646, Page 810 and Warranty Deed from Howard E. Walker and wife, Joyce E. Walker to Searcy B. Page and wife, Mary Maxine Page as recorded on the 19th day of August, 1980 in Deed Book 5639, Page 341, in the Register's Office of Davidson County, Tennessee.

Legal description same as previous deed.

TO HAVE AND TO HOLD said tract or parcel of real estate unto the said John B. Page and wife, Ashley M. Page, as tenants by the entirety, their heirs and

assigns, together with all rights, title interest, easement, appurtenances and hereditaments thereunto belonging in fee simple forever.

WE DO COVENANT with the said John B. Page and wife, Ashley M. Page, as tenants by the entirety, their heirs and assigns, that we are lawfully seized and possessed of said above described tract or parcel of real estate, have a good and lawful right to sell, convey the same and that it is unencumbered except for restrictive covenants recorded in Book 4622, Page 154, Easement for Septic Field recorded in Instrument No. 20010321-0027074, easement for Ingress/Egress, recorded in Instrument No. 20010321-0027075, Subject to Life Estate retained by Searcy B. Page and wife, Mary Maxine Page for right of way easement and use of barn as set out in Quitclaim Deed recorded at Instrument No. 20010321-0027075, Greenbelt application recorded in Book 11372, Page 750, Register's Office of Davison County, Tennessee.

WE FURTHER COVENANT and bind ourselves, our heirs and personal representative to warrant and forever defend the title to said above described tract or parcel of real estate unto the said, John B. Page and Ashley M. Page, as tenants by the entirety, their heirs and assigns, against the lawful claims of all persons whomever.

IN WITNESS WHEREOF I/We have hereunto set my/our hand(s) on this 16th day of December, 2009.

Terry L. Page

Betty S. Page

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said County and State, **Terry l. Page and Betty S. Page**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom acknowledged that they executed the within instrument for the purpose therein contained and expressed.

Witness my hand, at office this 16th day of December, 2009.

Teresa J Smith

NOTARY PUBLIC

TERESA J. SMITH STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

MY COMMISSION EXPIRES: 10-21-03

PERSON OR AGENCY RESPONSIBLE FOR TAXES: New Owners

*John B. and Ashley M. Page*
*8532 River Road Pike*
*Nashville, TN 37209-6023*

MORTGAGEE:

*Regions Bank dba Regions Mortgage*
*2050 Parkway Office Circle*
*Birmingham, AL 35244*

STATE OF TENNESSEE
COUNTY OF MAURY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $210,000.00 which sum is equal to or greater than the amount which the property transferred would command at fair voluntary sale

AFFIANT

SWORN TO AND SUBSCRIBED before me this 16th day of Dec., 2009.

Teresa J Smith

Commission expires: 10-21-13 NOTARY PUBLIC

TERESA J. SMITH STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.