Send Tax Statements To:
New Owner
3269 Esquire Drive
Murfreesboro, TN 37130

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
201 E. Main St., Ste 300
Murfreesboro, TN 37130

Return To:
TRI STAR TITLE & ESCROW, LLC
201 E. MAIN ST, STE 300
MUFREESBORO, TN 37130

Name and Address of New Owner:
Scott Reese, 50% undivided interest
And Entrust Tennessee FBO Steven
Adams Sep IRA 50% undivided interest
3406 Mt. View Cr, Antioch, TN 37013

Map and Parcel: 164-24.00 CO

BILL GARRETT, Davidson County
Trans:T20100010106 DEEDWARR
Recvd: 02/19/10 13:45 3 pgs
Fees:18.00 Taxes:333.00

20100219-0012945

STATE OF TENNESSEE

COUNTY OF DAVIDSON

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **LEMMA W. SKIMEHORN and husband, ROBERT G. SKIMEHORN,** has this day bargained and sold and does hereby transfer and convey unto, **SCOTT REESE, 50% undivided interest and and ENTRUST TENNESSEE FBO STEVEN ADAMS, Sep IRA 50% undivided interest,** their heirs and assigns, forever, that certain parcel of real estate located in Davidson County of the State of Tennessee, being described as follows, to-wit:

Two tracts of land in the Second (2nd), formerly Third (3rd) Civil District of Davidson County, Tennessee as follows:

TRACT NO.1: Being Lot No. 1 on the Plan of the J. E. Thompson Lots, not of record, described according to a survey made by L. B. Petty, Surveyor, March 17, 1948 as follows:

BEGINNING in the center of Old Mt. View Road at the corner of Lot Nos. 1 and 2, said beginning point being the northwest corner of the property conveyed to William O. Sewell and wife, by deed from J. E. Thompson and wife, of record in Book 1627, page 350, Register's Office for said County; thence with the line between Lot Nos. 1 and 2, southwardly 396 feet; thence westerly 110 feet to the easterly line of the Rucker property; thence with Rucker's east line, north 396 feet to Rucker's northeast corner, the centerline of Mt. View Road; thence with the center of said road, eastwardly 110 feet to the beginning.

TRACT NO. 2: Being in the northeasterly part of Tract No. 7 on the recorded survey of the division of the Rucker Farm, as of record in the Book 1424, Page 138, Register's Office for said County, described partly according to a map drawn by George W. Watkins, Surveyor, September 22, 1953, as follows:

BEGINNING at a point in the center of the Old Mt. View Road, at the northeast corner of said Tract No. 7 on said recorded survey, said point being also the northwest corner of Lot No. 1 on the Plan of J. E. Thompson Lots; thence with the eastern boundary line of said Tract No. 7, south 2 deg. 30' west 812 feet; thence north 56 deg. 30' west 293 feet, more or less, to a point, 627 feet easterly from the center of New Mt. View Road, said point being also the southeast corner of a part of Tract No. 7 conveyed to Doras Bowling by deed from V. Rubin Alexander; thence with the eastern boundary line of said Bowling property, north 2 deg. 30' east 608 feet, more or less to the center of said New Mt. View Road; thence with said road, north 71 deg. 20' east 35 feet; thence north 5 deg. east 40.9 feet to the westerly margin of said road; thence crossing said road at south 86 deg. 30' east to the center of the Old Mt. View Road, continuing with the center of said

Old Mt. View Road in the same direction, in all 229 feet to the beginning, containing 4.3 acres, more or less.

Being the same property conveyed to Lemma W. Skimehorne and husband, Robert G. Skimehorne by deed and bill of sale from Nell Williams of record in Book 5447, page 401, dated May 23, 1979, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said, **SCOTT REESE, 50% undivided interest and ENTRUST TENNESSEE FBO STEVEN ADAMS, Sep IRA, 50% undivided interest,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2010 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 16th day of February, 2010.

Lemma W Skimehorne
LEMMA W. SKIMEHORNE

Robert G Skimehorne
ROBERT G. SKIMEHORNE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, **Lemma W. Skimehorne and husband, Robert G. Skimehorne,** the bargainers(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she, executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Davidson County, Tennessee, this the 16th day of February, 2010.

SHERI L. MORGAN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY COMMISSION EXPIRES FEBRUARY 18, 2013

Sheri L. Morgan
NOTARY PUBLIC

My Commission Expires: 2/18/13

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $90,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this the 16th day of February, 2010.

NOTARY PUBLIC
My Commission Expires:

SHERI L. MORGAN
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
COMMISSION EXPIRES FEBRUARY 18, 2013