ADDRESS NEW OWNER:
Angela M. Lane
James Pipkins
5843 Happy Hollow Lane
Joelton, TN 37080

SEND TAX BILL TO:
New Owner

MAP & PARCEL NOS.:
29-00-0 388

BILL GARRETT, Davidson County
Trans:T20100032321 DEEDWARR
Recvd: 05/28/10 12:37 3 pgs
Fees:18.00 Taxes:412.30
20100528-0041376

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **James Pipkins and wife, Monica Pipkins** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Angela M. Lane and James Pipkins a tenants in common with rights of survivorship** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

This is property with a common address of **5843 Happy Hollow Lane, Joelton, TN 37080.**

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
1) Property taxes for the current year and all subsequent years, said taxes for the current year being prorated and payment of same being assumed by the Grantees; 2) Easements in Book 7913, Page 99, and Book 2651, Page 111, said Register's office.

Angela M. Lane is unmarried and James Pipkins is a married man.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 27th day of May, 2010.

James Pipkins

Monica Pipkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **James Pipkins and wife, Monica Pipkins,** with whom I am personally acquainted, or who 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 and official seal at office this **27th** day of **May 2010.**

Notary Public
My Commission Expires: 5-6-2013

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

File No. 1005X083

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is ~~$115,000.00.~~ $111,433.65

Affiant

Subscribed and sworn before me this 27th day of May, 2010.

Notary Public
My Commission Expires: 5-6-2013

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

EXHIBIT A

LAND lying in Davidson County, Tennessee, being part of Tract 1, of record in Deed Book 2651, Page 111, Register's Office, Davidson County, Tennessee; and further known as Tract 1 as shown on a survey by Steven E. Artz & Associates, Inc., 514 South Brown Street, Suite 600, Springfield, TN 37172, License No. 1536, dated December 5, 2000, and being more particularly described as follows:

BEGINNING at an iron pin (new) at the terminus of Happy Hollow Lane, being 25.00 feet from the northerly margin of said road; thence, S 18 deg. 51 min. 48 sec. W, 25.00 feet to an iron pin (new) at the southwest terminus of said road; thence, with the southerly margin of said road, S 71 deg. 08 min. 11 sec. E, 55.20 feet to an iron pin (new) at the northwest corner of a tract of land which belongs to Terry Feller, having a deed reference Deed Book 6712, Page 340, Register's Office for Davidson County, Tennessee; thence, with the westerly line of said Terry Feller, S 21 deg. 34 min. 37 sec. W, 55.53 feet to an iron pin (new) at a common corner to said Terry Feller and another tract of land which belongs to Terry Feller, having a deed reference in Instrument No. 200007030065877, Register's Office for Davidson County, Tennessee; thence, with the northerly line of said Terry Feller, S 63 deg. 46 min. 01 sec. W, 132.00 feet to an iron pin (new) at a common corner to said Terry Feller and Lot 2 of Howard Holland Lots Eatons Creek Road, having a plat reference in Instrument No. 200003210028515, Register's Office for Davidson County, Tennessee; thence with the northerly line of said Lot 2, N 80 deg. 49 min. 03 sec. W, 303.00 feet to an iron pipe (old), the northwest corner of said Lot 2, and being in the easterly line of a reserved parcel of Comeaux Property, having a deed reference in Deed Book 5190, Page 475, Register's Office for Davidson County, Tennessee; thence with the easterly line of said reserved parcel of Comeaux, N 02 deg. 00 min. 00 sec. E, passing a common corner to said reserved parcel and a tract of land which belongs to Steven Thurman, having a deed reference in Deed Book 8675, Page 800, Register's Office for Davidson County, Tennessee, in all 645.98 feet to an iron pin (new); thence, with a new line, S 88 deg. 00 min. 00 sec. E, 296.88 feet to an iron pin (new); thence, with a new line, S 02 deg. 00 min. 00 sec. W, 393.01 feet to an iron pin (new); thence, with a new line, S 32 deg. 21 min. 28 sec. E, 164.92 feet to the point of beginning, containing 5.01 acres, more or less, as surveyed by Steven E. Artz and Associates, Inc..

Being the same property conveyed to James Pipkins and wife, Monica Pipkins, from Gary Earhart, Donnie Leon Earhard, and Gary Earhart as Personal Representative of the Estate of Vera Mae Earhart, by Warranty Deed recorded on January 9, 2001, in Instrument No. 20010109-0002712, Register's Office for Davidson County, Tennessee.

This conveyance is subject to an easement for ingress and egress, including the costs and expense of maintenance and repair, and subject to well water rights, including costs and expenses of maintaining well, pump and other facilities, of record in Book 2651, Page 111, said Register's Office.

This conveyance is subject to Easement Contract of record in Book 7913, Page 99, said Register's Office.