BILL GARRETT, Davidson County
Trans:T20100033536 DEEDWARR
Recvd: 06/03/10 09:25 2 pgs
Fees:13.00 Taxes:554.63
20100603-0042748

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00

Affiant

Subscribed and sworn to before me, this 21ST DAY OF MAY, 2010.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GARY L. DILLIHA
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires June 30, 2013

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terrell S. Mayo and wife, Jennifer L. Mayo	Terrell S. Mayo 2873 Morgan Rd Joelton, TN 37080	015-00-0-126.00
	(NAME)	
2873 Morgan Road		015-00-0-156.00
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Dorothy Knipfer, a widow, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Terrell S. Mayo and wife, Jennifer L. Mayo, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

TRACT I:

LAND IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, ON THE SOUTH SIDE OF MORGAN ROAD, ABOUT 1/4 MILE WEST OF WILKINSON ROAD, AND DESCRIBED ACCORDING TO SURVEY OF C. J. CARNEY, SURVEYOR, ON OCTOBER 23, 1965, AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE CENTER OF MORGAN ROAD; THENCE S. 3B0 W. 140 FEET TO AN IRON PIN AT THE EDGE OF SAID ROAD, WILLIE KELLEY'S CORNER; THENCE, WITH TWO LINES OF KELLEY AS FOLLOWS: S. 37B0 E. 390 FEET TO AN IRON PIN AND S. 3B0 W. 200 FEET TO AN IRON PIN; THENCE A NEW LINE, S. 66B0 30 E. 300 FEET TO AN IRON PIN; THENCE N. 10B0 E. 396.2 FEET TO AN IRON PIN; THENCE N. 12B0 20 E. 139.8 FEET TO A 14 HICKORY DARNELL WILLIAMS CORNER; THENCE, WITH WILLIAMS AS FOLLOWS: N. 60B0 15 W. 190 FEET; N. 82B0 W. 140 FEET; N. 58B0 25 W. 6 FEET; N. 43B0 W. 192.5 FEET TO AN IRON PIN IN THE CENTER OF SAID MORGAN ROAD; THENCE, WITH THE CENTER OF SAID MORGAN ROAD, S. 36B0 10 W. 181.7 FEET TO THE POINT OF BEGINNG, CONTAINING 5.1 ACRES, MORE OR LESS

BEING THE SAME PROPERTY CONVEYED TO CARL RALPH KNIPFER AND WIFE, DOROTHY KNIPFER, BY DEED FROM CLARENCE M. ANDERSON AND WIFE, NOVELLA ANDERSON, OF RECORD IN BOOK 3954, PAGE 118, DATED OCTOBER 30, 1965, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT II:

LAND IN THE 1ST CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEGINNING AT A POINT WHICH IS THE SOUTHEASTERN CORNER OF CARL R. KNIPFER PROPERTY AS SHOWN ON A PLAT BY C. J. CARNEY, SURVEYOR, DATED OCTOBER 23, 1965, SAID POINT BEING AN IRON PIN; THENCE N. 66B0 30 W. 300 FEET TO AN IRON PIN; THENCE N. 87B0 W. 250 FEET TO AN IRON PIN; THENCE S. 3B0 W. 711 FEET TO AN IRON PIN SET IN TIDWELL S NORTHWEST CORNER; THENCE S. 80B0 15' E. 498 FEET TO AN IRON PIN; THENCE N. 6B0 15' E. 666 FEET TO THE POINT OF BEGINNING, CONTAINING 8.43 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO CARL RALPH KNIPFER AND WIFE, DOROTHY KNIPFER, BY DEED FROM CLARENCE ANDERSON AND WIFE, NOVELLA ANDERSON, OF RECORD IN BOOK 4280, PAGE 774, DATED AUGUST 17, 1968, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID CARL RALPH KNIPFER HAS SINCE DIED ON March 20, 2004 AND THE

WARRANTY DEED
(Continued)

PROPERTY VESTS BY OPERATION OF LAW IN HIS SURVIVING SPOUSE, DOROTHY KNIPFER, THE GRANTOR HEREIN.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as O Morgan Road, Joelton, TN 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. Wherever 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 21st day of May, 2010.

Dorothy Knipfer

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dorothy Knipfer, the herein bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of May, 2010.

Notary Public

My Commission Expires: 11-7-11

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072