BILL GARRETT, Davidson County
Trans:T20100053629 DEEDWARR
Recvd: 08/27/10 15:11 2 pgs
Fees:13.00 Taxes:695.42
20100827-0068166

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires April 23, 2014

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $187,950.00

Affiant

Subscribed and sworn to before me, this 19th day of August, 2010.

Notary Public
My commission expires: 4/23/2014

05-1007-65015

Address of New Owner:	Send Tax Bills to:	Tax Information
Ernest J. Phipps 5112 John Hagar Road Hermitage TN 37076	Owner	098-00-0-123.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, William B. Gentry, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Ernest J. Phipps, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 2, on the Plan of B. L. Patterson Subdivision, of record in Book 4595, Page 144, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William B. Gentry and Gelene B. Gentry and Georgia D. Bradford, all unmarried, by deed from Willie O. Stokes, Jr. and wife, Jacquelyn D. Stokes dated December 9, 1993 and recorded December 14, 1993, of record in Book 9185, Page733, Register's Office for Davidson County, Tennessee. Georgia D. Bradford having since died intestate on June 5, 1998 leaving Gelene B. Gentry as her sole heir at law. See Affidavit of Heirship recorded in Instrument No. 20100827-0068165, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to William B. Gentry by deed from Gelene B. Gentry dated May 3, 2001 and recorded May 3, 2001 of record in Instrument No. 20010503-0045540, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5112 John Hagar Road, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 19th day of August, 2010.

William B. Gentry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William B. Gentry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN this 19th day of August, 2010.

State of Tennessee at Large

My Commission expires
4/23/2014

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires April 23, 2014