WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF August, 2010.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Beth Triplett Notary Public State of Tennessee My Comm. Exp. 8/2/2014 Davidson County

ET-10-1947

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Lee	James A. Lee	
3187 Earhart Road	(NAME) 3187 Earhart Road	98-118.00 98-118.00
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DUSTIN HINKLE AND WIFE, JACLYN GLEMZA HINKLE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMES A LEE AND WIFE, CATHLEEN A. LEE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in the 4th Civil District of Davidson County, Tennessee, described according to a survey made by John M. Sullivan, dated September 10, 1966, as follows: Beginning on the Easterly margin of Earhart Road at the Southwest corner of the property conveyed to Melvin A. Farrel and wife, of record in Book 4233, Page 287, Register's Office for said County, thence with said Farrell's Southern boundary line, South 85 deg. 58 min. East 1483.9 feet; thence South 4 deg. 27 min. West 198.5 feet; thence North 85 deg. 58 min. West 1434.5 feet to the Easterly margin of Earhart Road; thence with said road North 3 deg. 34 min. West 39.3 feet, North 15 deg. 08 min. West 100 feet and North 18 deg. 27 min. West 27.4 feet to the beginning containing 5.29 acres, more or less. Being the same property conveyed to Dustin Hinkle, a single man and Jaclyn Glemza, a single woman by Warranty Deed from Accredited Home Lenders, Inc., recorded on the 10th day of July, 2008 in Instrument No. 20080710-0070894, in the Register's Office of Davidson County, Tennessee.

Jaclyn Glemza is now known as Jaclyn Glemza Hinkle by virtue of marriage to Dustin Hinkle.

Being the same property conveyed to Dustin Hinkle, a single man and Jaclyn Glemza, a single woman by Warranty Deed from Accredited Home Lenders, Inc., recorded on the 10th day of July, 2008 in Instrument No. 20080710-0070894, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to Restrictions of record in Book 4677, Page 801, Book 4620, Page 436, and in Book 6576, Page 231, said Register's Office.

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

unimproved ( )
This is improved (X) property, known as 3187 Earhart Road, Hermitage, Tennessee 37076
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20100055111 DEEDWARR
Recvd: 09/02/10 11:39 2 pgs
Fees:13.00 Taxes:943.50
20100902-0069916

Witness my/our hand(s) this 31st day of August, 2010.

Dustin Hinkle

Jaclyn Glemza

STATE OF Tennessee

COUNTY OF Wilson

On this the 31st day of August, 2010, before me personally appeared Dustin Hinkle and wife, Jaclyn Glemza Hinkle to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st day of August, 2010.

Notary Public

My Commission Expires: 09-17-11

(SEAL)

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520