STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25th DAY OF August, 2010.

Notary Public
MY COMMISSION EXPIRES: 3/31/14
File No. W10-1039D

MICHAEL T. MOSER NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

BILL GARRETT, Davidson County
Trans:T20100055840 DEEDWARR
Recvd: 09/07/10 11:22 3 pgs
Fees:18.00 Taxes:508.75
20100907-0070836

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Stanton T. Lee, married (NAME)	Magna Bank (NAME)	22-1-6
6363 Eatons Creek Road (STREET ADDRESS)	383 Johnny Cash Parkway (STREET ADDRESS)	
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Hendersonville, TN 37075 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Marion Bryan Cook, Jo Ann Burgett, Dorothy Cook, Robert A. Cook, Janice Faye Gomer, Grady Wayne Cook and Sandra Gayle Cox**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stanton T. Lee, married,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Beginning at an iron pin in the westerly right of way Eaton's Creek Road, being the northeast corner of Lot #1 on the plan of Meadow Lark Estates, as of record in Book 3842, page 89, R.O.D.C, TN, and being the southeast corner of this tract, thence: N 72-16-37 W, 195.00' to an iron pin, thence: N 72-16-37 W, 194.92' to a concrete monument, thence: N 74-32-48 W, 192.25' to a metal post, thence: N 77-22-52 W, 220.06' to a corner post, and being the southwest corner of a proposed road, thence: with said road, N 19-45-39 E, 214.66' thence: with a curve, having a radius of 25' and a chord bearing of N 64-01-29 E, a chord distance of 34.90' a distance of 38.63' to an iron pin, thence: with a curve, having a radius of 947.43' a central angle of 10-53-49 a chord bearing of S 77-09-37 E, a chord distance of 179.99' a distance of 180.26' to an iron pin, thence: S 82-36-31 E, 95.00' to an iron pin, thence: with a curve having a radius of 1,883.11' a central angle of 6-00-00, a chord bearing of S 79-36-31 E, a chord distance of 197.11' a distance of 197.20' to an iron pin, thence: S 76-36-31 E, 100.00' to an iron pin at a fence post, the northwest corner of Lot #13 on the plan of Feltswood Subdivision, Section One, as of record in Plat Book 3700, page 13, R.O.D.C, TN, thence: with the west line of Lot 313, S 13-23-29 W, 145.00' to a broken monument, thence: S 71-47-25 E, 215.25' to a broken monument in the westerly right-of-way Eaton's Creek Road, thence: with said right-of-way Eaton's Creek Road, S 28-57-51 W, 132.64' to the point of beginning containing 4.075 acres more or less as per a survey by C&K Surveyors, dated 7/26/2010.

BEING the same property conveyed to Grady M. Cook by Quit Claim Deed from B.R. Wallace and wife, Evelyn Wallace of record in Book 8192, page 155, Register's Office for Davidson County, Tennessee. Grady M. Cook having since died testate on May 10, 2008. Pursuant to his Last Will and Testament as probated in Case No 08P-936, Seventh Circuit Court for Davidson County, Tennessee, the devisees under the Will are Marion Bryan Cook, Jo Ann Burgett, Dorothy Cook, Robert Aubrey Cook, Janice Faye Gomer, Grady Wayne Cook, and Sandra Gayle Cox. Robert Aubrey Cook having since died August 13,

2002, and pursuant to the Last Will and Testament of Grady Marion Cook, should one of his children predecease him, that child's spouse and child will inherit equally.

FURTHER BEING the same property conveyed Marion Bryan Cook, Jo Ann Burgett, Dorothy Cook, Robert A. Cook, Janice Fay Gomer, Grady Wayne Cook, and Sandra Gayle Cox, by Quit Claim Deed dated July 29, 2010, from Marion Bryan Cook, Jo Ann Burgett, Dorothy Cook, Robert A. Cook, Janice Fay Gomer, Grady Wayne Cook, and Sandra Gayle Cox of record in Instrument No. 20100804-0061284, Register's Office for Davidson County, Tennessee.

Janice Faye Gomer and Janice Faye Cook are one and the same person.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2009 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Janice Faye Cook is signed by his/her duly appointed Attorney-in-fact Sandra Gayle Cox, pursuant to the Power of Attorney recorded in Instrument No. 20100907-0070835 said Register's Office.

This is improved property, known as 6363 Eatons Creek Road, Joelton, TN 37080.

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. Whenever 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 25th day of August, 2010.

Janice Faye Cook Janice Faye Cook

By: Sandra Gayle Cox
Sandra Gayle Cox

August 25, 2010
Date

Sandra Gayle Cox
Sandra Gayle Cox

Marion Bryant Cook
Marion Bryan Cook

Jo Ann Burgett
Jo Ann Burgett

Dorothy Cook
Dorothy Cook

Robert A. Cook
Robert A. Cook

Grady Wayne Cook
Grady Wayne Cook

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Marion Bryan Cook, Jo Ann Burgett, Dorothy Cook, Robert A. Cook, Grady Wayne Cook, Sandra Gayle Cox, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 25th day of August, 2010.

My Commission Expires: 3/31/14

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Sandra Gayle Cox, Attorney-in-Fact for Janice Faye Cook, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 25th day of August, 2010.

My Commission Expires: 3/31/14

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066