THE ACTUAL CONSIDERATION FOR
TENNESSEE RECORDING TAX
PURPOSES IS $70,000.00.

BILL GARRETT, Davidson County
Trans:T20100056300 DEEDWARR
Recvd: 09/08/10 12:14 3 pgs
Fees:18.00 Taxes:259.00
20100908-0071435

THIS INSTRUMENT PREPARED BY:
RHETT C. CHANDLER, ATTORNEY AT LAW
3052 Lebanon Road
Nashville, TN 37214
(from information furnished by the parties)

ADDRESS NEW OWNER:
ROBERT TIMOTHY AYERS, ET UX
224 Timberway Drive
Nashville, TN 37214

SEND TAX BILLS:
SAME AS OWNER

MORTGAGEE:
NONE

MAP AND PARCEL:
07510001600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **ROBERT TIMOTHY AYERS and EUGENIA JO FOX, beneficiaries, and JAMES B. SHAVER, Administrator cta, for the ESTATE OF ROBERT T. AYERS** (hereinafter called the Grantor), have bargained and sold, and by these presents do transfer and convey unto **ROBERT TIMOTHY AYERS and wife, CHERYL ANN AYERS** (hereinafter called the Grantees) their heirs, successors and assigns, all of said estate's right, title, and interest in and to 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. 19 on the Plan of HERMITAGE ESTATES, of record in Book 3300, Pages 70 and 71, Register's Office for said County, described as follows: BEGINNING at a point in the northerly margin of Luree Lane at the common corner of Lots No. 19 and 20; thence with the line between said lots, northwesterly 202.7 feet to a point; thence northeasterly 38.8 feet to a corner of Lot No. 17; thence with the line between Lots No. 17 and 18, southeasterly 100 feet to a corner of Lot No.18; thence with the line between Lots No. 18 and 19, southeasterly 129.6 feet to the margin of Luree Lane; thence with the margin of the same westerly 71 feet to the point of beginning.

Being the same property conveyed to Robert T. Ayers and wife, Billie J. Ayers, by Warranty Deed from M. T. Melvin and wife, Mary T. Melvin, dated June 16, 1964, of record in Deed Book 3769, Page 112, Register's Office for Davidson County, Tennessee. The said Billie J. Ayers became deceased on April 8, 2010, and Robert T. Ayers subsequently became deceased on May 4, 2010. The said Robert T. Ayers left a Last Will and Testament wherein the real property described above was bequeathed to Robert Timothy Ayers and Eugenia Jo Fox. Eugenia Jo Fox herewith joins in this conveyance for the express purpose of transferring all of her right, title and interest in and to said real property to Robert Timothy Ayers and wife, Cheryl Ayers, the Grantees. James E. Fox, husband of Eugenia Jo Fox, also joins in this conveyance for the express purpose of conveying any and all marital interest or otherwise he may have in said real property to the named Grantees.

This conveyance is made subject to all restrictions, set-back lines, rights of way, and easements that may be applicable to the real property described herein.

This is improved real property located at and known as 8329 Luree Lane, Hermitage, Davidson County, Tennessee, 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 and assigns, forever; and I, the Grantor, do covenant to the said Grantee that I am 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 I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this the 7 day of Sept, 2010.

ROBERT TIMOTHY AYERS

EUGENIA JO FOX

JAMES E. FOX

JAMES B. SHAVER, Administrator, cta

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before, me the undersigned Notary Public in and for said County and State, the within named ROBERT TIMOTHY AYERS, EUGENIA JO FOX, beneficiaries, and JAMES B. SHAVER, Administrator, cta, on behalf of the ESTATE OF ROBERT T. AYERS, and JAMES E. FOX, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 7th day of September, 2010.

NOTARY PUBLIC

My Commission Expires: 3/3/2014

*****

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $70,000.00.

AFFIANT

Subscribed and sworn to before me this 7th day of September, 2010.

NOTARY PUBLIC

My Commission Expires: 3/3/2014