RETURN TO:
Four Star Title, LLC
541 N. Mt. Juliet Rd., #2201A
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,000.00

Affiant

Subscribed and sworn to before me this 28TH DAY OF SEPTEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: 3/21/2011

(AFFIX SEAL)

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County, TN

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20100063003 DEEDWARR
Recvd: 10/05/10 13:56 2 pgs
Fees: 13.00 Taxes: 340.40
20101005-0079690

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
Christy M. Tate, a single person and LeJuan Bass, a single person	F & M Bank	053-14-0031.00
1308 Mohawk Trail (ADDRESS)	50 Frankin Street (ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Clarksville, TN 37040 (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 Dusty Hannah and Misty Pyle, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Christy M. Tate, a single person and LeJuan Bass, a single person, 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:

A PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, HERE DESCRIBED VERBATIM ACCORDING TO THE PRIOR DEED:

BEING LOT NO. 10 ON THE MAP OF NAWAKWA HILLS POWWOW ADDITION SECTION NO. 1 AS OF RECORD IN BOOK 845, PAGE 79, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 10 FRONTS 50 FEET ON THE WESTERLY SIDE OF WHOOPEE TRAIL (NOW MOHAWK STREET) AND RUNS BACK BETWEEN PARALLEL LINES 149 FEET TO 1 FOOT RESERVED STRIP.

BEING THE SAME PROPERTY CONVEYED TO JANICE HANNAH, A MARRIED WOMAN, BY JUDY M. THOMAS AND JANICE HANNAH, BEING ALL OF THE DEVISEES AND LEGATEES UNDER THE WILL OF JAMES EARL MCBROOM, DECEASED, AND JUDY THOMAS AND JANICE JANNAH, CO-EXECUTORS UNDER THE WILL OF JAMES EARL MCBROOM, DECEASED, OF RECORD AS INSTRUMENT 20020628-0078439, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. JANICE HANNAH AND JANICE JANNAH BEING THE SAME PERSON AS JANIS GAIL HANNAH. THE SAID JANIS GAIL HANNAH DIED INTESTATE ON DECEMBER 29, 2008, LEAVING AS HER HEIRS AT LAW HER SPOUSE, DENNIS RAY HANNAH, AND CHILDREN, DUSTY HANNAH AND MISTY PYLE. THE SAID DENNIS RAY HANNAH SUBSEQUENTLY DIED INTESTATE ON MAY 6, 2010, LEAVING AS HIS HEIRS AT LAW HIS CHILDREN, DUSTY HANNAH AND MISTY PYLE. THE RIGHT, TITLE AND INTEREST OF DENNIS RAY HANNAH, DECEASED IS CONVEYED BY THE ACT OF MISTY PYLE, ADMINISTRATRIX, BY ORDER OF THE PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE IN THE MATTER OF DENNIS RAY HANNAH, DECEASED, NO. 10P-830, ENTERED JUNE 10, 2010.

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

unimproved ( )
This is improved (X) property, known as 1308 Mohawk Trail, Madison, TN 37115
(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

WARRANTY DEED
(Continued)

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 28th day of September, 2010.

Dusty Hannah

Misty Pyle

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dusty Hannah and Misty Pyle, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of September, 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

The Estate of Dennis Ray Hannah

By: Misty Pyle, Administratrix

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Misty Pyle, whom I am personally acquainted and who upon her oath acknowledged herself to be the Administratrix for the Estate of Dennis Ray Hannah, and the she being authorized so to do, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th day of September, 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

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