BILL GARRETT, Davidson County
Trans:T20100065242 DEEDWARR
Recvd: 10/14/10 15:03 3 pgs
Fees:18.00 Taxes:299.70
20101014-0082501

ADDRESS OF NEW OWNER &
SEND TAX BILLS TO:
STEVEN D. McWHIRTER AND
WIFE, JANET McWHIRTER
733 HITT LANE
GOODLETTSVILLE, TN 37072

THIS INSTRUMENT WAS PREPARED BY:
KELLY & SMITH
LAW OFFICES
GALLATIN, TENNESSEE 37066

MAP AND PARCEL 042-03-0076-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **EIGHTY-ONE THOUSAND AND NO/100 ($81,000.00) DOLLARS**, cash in hand paid, the receipt of which is hereby acknowledged, I, **GLENICE INEZ DICKERSON, EXECUTRIX OF THE ESTATE NINA BAKER (ESTELLE MARTIN BAKER)**, have this day bargained and sold and by these presents do hereby transfer and convey unto **STEVEN D. McWHIRTER AND WIFE, JANET McWHIRTER**, as tenants by the entirety, their heirs and assigns, the following described lot parcel of land situated in Davidson County, Tennessee, and more particularly described as follows:

Being Lot No. 96 on the Map of Primrose Acres, Subdivision as of record in Book 2663, page 106, Register's Office of Davidson County, Tennessee.

Said Lot No. 96 fronts 95 feet on the south side of Hamblen Drive, and runs back 392.7 feet on the west line and 351.7 feet on the east line, to a dead line, which is a broken line, on which it measures 195.5 feet.

Being the same property conveyed to James W. Baker and wife, Estelle Martin Baker (a/k/a Nina Martin Baker) by deed from J. H. Crowder and wife, Catherine Crowder dated July 8, 1966 and of record in Book 4034, page 57, Register's Office of Davidson County, Tennessee.

The said James W. Baker died July 26, 1996, leaving Estelle Martin Baker (a/k/a Nina Martin Baker) as the sole owner.

The said Estelle Martin Baker died testate July 31, 2008, Probate Docket No. 2010P-225, Probate Court of Sumner County, Tennessee. For further reference see Order to Sell Real Estate by Glenice Inez Dickerson, Executrix of the Estate to sell this property by auction by Feller Brown Realty & Auction, Probate Docket No. 2010P-225, Chancery Court of Sumner County, Tennessee.

TO HAVE AND TO HOLD the above described lot or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said **STEVEN D. McWHIRTER AND WIFE, JANET McWHIRTER**, their heirs and assigns, in fee simple forever.

I COVENANT with the said GRANTEES that I am lawfully seized and possessed of the above-described lot or parcel of land, that I have a good right to convey same, and that the same is unencumbered, EXCEPT for 2010 real estate taxes which are to be pro-rated, applicable zoning and building regulations and permits and all visible easements.

I FURTHER COVENANT with the said GRANTEES and bind myself, my heirs and legal representatives, to warrant and forever defend the title to said lot or parcel of land, unto the said GRANTEE, her heirs and assigns, against all lawful claims of all persons whomsoever.

WITNESS my hand this the 12 day of October, 2010.

Glenice Inez Dickerson
GLENICE INEZ DICKERSON, EXECUTRIX OF
THE ESTATE OF NINA MARTIN BAKER

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GLENICE INEZ DICKERSON, EXECUTRIX OF THE ESTATE OF NINA MARTIN BAKER, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Gallatin, Tennessee on this the 12 day of October, 2010.

Vicki Grantham
NOTARY PUBLIC

MY COMMISSION EXPIRES: 6-19-12

VICKI GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Exp. 6-19-2012

OATH

STATE OF TENNESSEE

COUNTY OF SUMNER

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $81,000.00, which amount is equal to or

greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me, this the 12 day of October, 2010.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6-19-12

VICKI GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Exp. 6-19-2012