BILL GARRETT, Davidson County
Trans:T20100069421 DEEDWARR
Recvd: 11/02/10 10:53 2 pgs
Fees:13.00 Taxes:610.50
20101102-0087684

This instrument prepared by & return to:
Martha Brooke Perry, Atty.
BALTHROP, PERRY & NOE
An Association of Attorneys
102 Frey Street, P.O. Box 82
Ashland City, TN 37015

Sam Miller/Tate and wife, Kathleen A. Wright
TO: owners:
Holly Yarbrough Burnett
8681 Old Charlotte Pike
Pegram, TN 37143

MAP & PARCEL:
11200008000

SEND TAX BILLS TO: Tennessee Bank & Trust, a division of Farmers Bank & Trust
330 Mayfield Drive, #C-6, Franklin, TN 37067

WARRANTY DEED

For and in consideration of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, we, Sam Miller/Tate and wife, Kathleen A. Wright, Grantors herein, have bargained and sold and by these presents do convey unto Holly Yarbrough Burnett, married, Grantee herein, her heirs and assigns, the following described property:

Land in Davidson County, Tennessee, being a portion of a tract conveyed to Clifton E. Chester, Sr. et. al. by Warranty Deed dated June 8, 1956, from Charles Hale et. ux., of record in Book 2542, page 17, Register's Office for said County, described as follows:

Beginning at an iron stake in Dave Furgueson's line on westerly margin of a proposed 25-foot road, southwesterly corner of the tract or parcel herein conveyed; thence north 47 deg. 30 min. west 164.3 feet to an iron pin; thence north 43 deg. east 194 feet to an iron stake; thence south 47 deg. 30 min. east 200 feet to an iron stake; thence south 51 deg. 30 min. west 195 feet to an iron stake, the point of beginning, containing 0.85 acres more or less.

Together with a 25 foot Easement for Ingress and Egress from the subject property to Old Charlotte Pike of record in Book 4008, page 894, said Register's Office.

And being the same property conveyed to Sam Miller/Tate and wife, Kathleen A. Wright by warranty deed from Allen Robinette and wife, Joyce Robinette recorded November 16, 1989 at Book 7984, page 880, Register's Office of Davidson County, Tennessee.

This is improved property known as 8681 Old Charlotte Pike, Pegram, TN 37143.

Grantee assumes the payment of the 2011 Cheatham County property taxes.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantee, her heirs and assigns forever. We do covenant with Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right

to convey it, and that it is unencumbered except as shown of record. We do further covenant and bind ourselves and our heirs and representatives to warrant and forever defend the title unto said real property unto the Grantee, their hers and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hand this the 29th day of October, 2010.

SAM MILLER/TATE

KATHLEEN A. WRIGHT

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Sam Miller/Tate and wife, Kathleen A. Wright, the within named 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 instrument for the purposes therein contained. WITNESS MY hand, at office this the 29th day of October, 2010.

NOTARY PUBLIC

MARTHA BROOKE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

My Commission Expires: 7/15/13

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $165,000.00.

Grantee

SWORN to and subscribed before me
this the 29th day of October, 2010.

NOTARY PUBLIC

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My commission expires: 3/7/14