BILL GARRETT, Davidson County
Trans:T20110028197 DEEDWARR
Recvd: 05/11/11 14:25 2 pgs
Fees:13.00 Taxes:74.00
20110511-0036271

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

Estate of Lillie Mae Dozier

TO: Michael K. Upchurch
4412 Bull Run Rd
Ashland City, Tn. 37015

MAP & PARCEL:
55-16

SEND TAX BILLS TO: SAME

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the Estate of Lillie Mae Dozier, by and through Crystal Foster, Executrix, Grantor herein; has bargained and sold and by these presents does convey unto Michael K. Upchurch, Grantee herein, his heirs, successors and assigns, the following described property:

Parcel One:
LAND in Davidson County, Tennessee, beginning at a stake (formerly a stone) in Old Bull Run Road, Dozier's present Northeast corner; thence with old road and L. J. Lankford's North line N. 36-1/2 E 16 poles to a stake in now Bull Run Creek; thence S. 23 E. 15-4/5 poles to a stake against a hill below a spring, with beech pointer; thence S. 69 W. 8 poles and S. 49-1/2 W. 9 poles to a stake in the present Dozier East line; thence with Dozier's East line N. 7-3/5 poles to the beginning.

Being the same property conveyed to Lillie Mae Dozier by deed from L. J. Lankford and wife, Elizabeth O. Lankford dated May 13, 1961 of record in Book 3225, page 233, Register's Office of Davidson County, Tennessee.

Parcel Two:
LAND in the 13th Civil District of Davidson County, Tennessee being part of the L. J. Lankford property located on the Old Bull Run Road and being more fully described as follows:

Beginning at a point in the Easterly line of the James B. Dozier property, said point being located South 125.4 feet from the Northwest corner of the James B. Dozier and L. J. Lankford property; running thence North 49 deg. 05' East 148.5 feet to a point; thence North 69 deg. East 132 feet to a point; thence South 23 deg. East 135 feet to a point; thence southwesterly 300 feet to a point; thence North 135 feet to the point and place of beginning.

Being the same property conveyed to James B. Dozier and wife, Lillie Mae Dozier by deed from L. J. Lankford and wife, Elizabeth O. Lankford dated June 7, 1969 of record in Book 3247, page 209, Register's Office of Davidson County, Tennessee. The said James B. Dozier having since died, vesting title solely in Lillie Mae Dozier. Lillie Mae Dozier having died on January 31, 2009; her Last Will & Testament being of record at Instrument No. *_____, said Register's Office.
This conveyance is subject to the lien of 2011 Davidson County property taxes which have been prorated and payment of which is assumed by grantees herein.

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To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantee, his heirs, successors and assigns forever. It does covenant with Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that it is unencumbered except as shown of record. It does further covenant and bind

itself and its heirs and representatives to warrant and forever defend the title unto said real property unto the Grantee, his heirs, successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand, this the 3 day of May, 2011.

Estate of Lillie Mae Dozier

BY: Crystal Foster executrix
Crystal Foster, Executrix

STATE OF TENNESSEE

COUNTY OF CHEATHAM

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, Crystal Foster, Executrix, the within named 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, at office this the 3rd day of May, 2011.

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 $20,000.00.

Affiant

SWORN to and subscribed before me,

this the 3rd day of May, 2011.

NOTARY PUBLIC

My commission expires: 7/15/13

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