BILL GARRETT, Davidson County
Trans:T20110041751 DEEDWARR
Recvd: 07/12/11 09:24 2 pgs
Fees:13.00 Taxes:382.95
20110712-0053126

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE COMPANY
2401 MEMORIAL BLVD
SPRINGFIELD, TN 37172

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,500.00

Affiant

Subscribed and sworn to before me, this 8TH DAY OF JULY, 2011.

Notary Public

MY COMMISSION EXPIRES: 6-22-2015

(AFFIX SEAL)

DEBORAH L. BAXTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER CO.

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
James Sexton and Angela Williams Sexton, husband and wife	F & M Bank	02900013500
	(NAME)	
5757 Craft Road	10 Cadilac Drive, Ste. 100	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(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 George E. Boykin, Jr., unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto James Sexton and Angela Williams Sexton, husband and wife, 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:

LAND IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING PART OF TRACT 1, DESCRIBED IN DEED FROM JOHN TOMLIN TO W. E. BENNETT, ACCORDING TO A SURVEY MADE BY RALPH W.C. LAMBERT, SURVEYOR, DATED SEPTEMBER 12, 1957, AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE EASTERLY MARGIN OF AN UNNAMED ROAD LEADING TO JOHNNIE AITA'S HOUSE AT THE NORTHWEST CORNER OF SAID ROAD AND AITA'S NORTHERN BOUNDARY LINE, SAID POINT BEING SOUTH 14 DEGREES WEST 413.8 FEET THE SOUTHEAST CORNER OF SAID ROAD AND GRAY'S POINT ROAD; THENCE WITH THE NORTHERLY BOUNDARY LINE OF SAID AITA'S PROPERTY, SOUTH 87-1/2 DEGREES EAST 338 FEET TO AN IRON PIN; THENCE NORTH 14 DEGREES EAST 105 FEET TO AN IRON PIN; THENCE NORTH 87 1/2 DEGREES WEST 338 FEET TO AN IRON PIN ON THE EASTERLY MARGIN OF SAID UNNAMED ROAD, 308.8 FEET SOUTHERLY FROM THE SOUTHERLY MARGIN OF SAID GRAY'S POINT ROAD; THENCE WITH THE EASTERLY MARGIN OF SAID ROAD, SOUTH 14 DEGREES WEST 105 FEET TO THE BEGINNING, CONTAINING 1-1/18 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO GEORGE E. BOYKIN, JR. BY QUITCLAIM DEED FROM GEORGE E. BOYKIIN SR. AND LUCILE S. BOYKIN OF RECORD BY INSTRUMENT NO. 20070206-0015697, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO 2011 TAXES AND SUBSEQUENT YEARS.

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

unimproved ( )
This is improved (X) property, known as 5757 Caft Road, Joelton, TN 37080
(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 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

WARRANTY DEED
(Continued)

plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 8th day of July, 2011.

George E. Boykin, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 8th day of July, 2011

Notary Public

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

My Commission Expires: 11-7-11

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072