BILL GARRETT, Davidson County
Trans:T20110043569 DEEDWARR
Recvd: 07/19/11 15:23 3 pgs
Fees:18.00 Taxes:481.00
20110719-0055266

Prepared by:
Bobo, Hunt, White & Nance
111 West Side Square
Shelbyville, TN 37160

Information contained in
this Deed was furnished
by the parties.

This instrument was prepared without
the benefit of a title examination.

Tax Responsibility:
James A. Glasscock et ux, Owners
2847 Highway 64 West
Lewisburg, TN 37091

Map 175-04-0-A
Parcel 093.00 CO

WARRANTY DEED

For and in consideration of the sum of Ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, **EDDIE BRADEN**, **BECKY RUSSELL** and **HAZEL GLASSCOCK**, have this day bargained and sold and do hereby sell, transfer and convey unto **JAMES A. GLASSCOCK** and wife, **HAZEL B. GLASSCOCK**, their heirs and assigns, certain real estate lying and being in Davidson County, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 17A, on the Final Plat, Park Place Subdivision, Phase II, as shown in the Master Deed of record in Instrument No. 20010214-0014161, Instrument No. 20010702-0069590, Instrument No. 2001019-0114191, Instrument No. 20011212-0136927, Instrument No. 20030710-0095634 and Instrument No. 20030915-0134956, revising plat of record in Instrument No. 20020530-0065765, of the Register's Office in Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Eddie Braden, Becky Russell and Hazel Glasscock, by Executor's Deed from Becky Russell as Administratrix of the Estate of Joan B. Miller, Deceased, dated May 31, 2011, Instrument 20110711-0052880, of the Register's Office in Davidson County, Tennessee.

This property is subject to Master Deed and By-Laws of record in Instrument No. 20010214-0014161, Instrument No. 20010702-0069590, Instrument No. 20011019-0114191, Instrument No. 20011212-0136927, Instrument No. 20030710-0095634, and Instrument No. 20030915-0134956; Deed of Easement for Sanitary Sewer and Drainage of record in Book 11491, Page 719 and Book 11539, Page 799; Storm Water Detention Agreement of record in Book 11672, Page 447; Right-of-Way Agreement to Nashville Gas of record in Book 5897, Page 191; All matters shown in Master Deed of record in Instrument No. 20010214-0014161, Instrument No. 20010702-0069590, Instrument No. 20011019-00114191, Instrument No. 20011212-0136927, Instrument No. 20030710-0095634 and Instrument No. 20030915-0134956, revising plat of record in Instrument No. 20020530-0065765, and any and all matters of record, all in Register's Office of Davidson County, Tennessee.

LAW OFFICES
BOBO, HUNT,
WHITE & NANCE
SUITE 202
REGIONS BANK BLDG.
P.O. BOX 169
SHELBYVILLE, TN 37162

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

To have and to hold said tract or parcel of real estate, together with all improvements thereon and all appurtenances thereunto belonging, unto the said **JAMES A. GLASSCOCK** and wife, **HAZEL B. GLASSCOCK**, their heirs and assigns, forever.

We covenant that we are lawfully seized and possessed of said property; have a good and lawful right to sell and convey the same, and that it is free and unencumbered, except for restrictions of record, if any.

We further covenant and bind ourselves, our heirs, representatives and assigns, to forever warrant and defend the title to said property unto the said **JAMES A. GLASSCOCK** and wife, **HAZEL B. GLASSCOCK**, their heirs and assigns against the lawful claims and demands of all persons, whomsoever.

Witness our signatures, this 13th day of July, 2011.

Eddie Braden
EDDIE BRADEN

Becky Russell
BECKY RUSSELL

Hazel Glasscock
HAZEL GLASSCOCK

STATE OF TENNESSEE

COUNTY OF BEDFORD.

Personally appeared before the undersigned Notary Public in and for said State and County, the within named **EDDIE BRADEN, BECKY RUSSELL and HAZEL GLASSCOCK,** the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Shelbyville, Tennessee, this 14th day of July, 2011.

Michelle Shelton Winchester
Notary Public

My commission expires: 10/15/13

MICHELLE SHELTON WINCHESTER
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY

LAW OFFICES
BOBO, HUNT, WHITE & NANCE
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REGIONS BANK BLDG.
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SHELBYVILLE, TN 37162

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is $130,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Hazel Glasscock
Affiant

Subscribed and sworn to before me this the 13th day of July, 2011.

Michelle Shelton Winchester
Notary Public or Register

My commission expires: 10/15/13

MICHELLE SHELTON WINCHESTER NOTARY PUBLIC STATE OF TENNESSEE BEDFORD COUNTY

After Recording, Mail to Buyer at:

2847 Hwy 64 W
Lewisburg TN 37091

F:\Our Documents\Lynn\2011 Files\11-0391 Miller to Glasscock\Deed.doc

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