John "Bev" Spickard
Wilson County Register of Deeds
P.O. Box 176 (37088-0176)
228 East Main Street, Room 108
Lebanon, Tennessee 37087

BILL GARRETT, Davidson County
Trans:T20110043672 DEEDWARR
Recvd: 07/20/11 09:59 4 pgs
Fees:22.00 Taxes:0.00
20110720-0055425

STATE OF TENNESSEE

WILSON COUNTY

I, John B. Spickard, do hereby certify that I am the duly elected, qualified and acting Register of Wilson County, Tennessee and I do hereby certify that the foregoing Warranty Deed executed by Frank V and Hilda Cripps to Javin B Cripps is a true and correct, full and complete copy of the Warranty Deed, as appears of record in the Register's Office of Wilson County, Tennessee in Deed Book 397, Page 426.

Witness my hand and official seal at office in Lebanon, Tennessee, this 12th day of July, 2011.

John B Spickard
John B. Spickard, Register
Wilson County

Cynthia D Thomas
By: Deputy Register

WILSON COUNTY REGISTER OFFICIAL SEAL LEBANON, TN

Phone: 615-443-2611 www.wilsondeeds.com Fax: 615-443-3288

This Instrument Prepared From Documents
and Information Provided By The Parties,
and Without Title Search, By:
JOHN T. GWIN, ATTORNEY AT LAW
225 Lebanon Road
P. O. Box 425
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
FRANK V. CRIPPS et al
270 Central Pike
Hermitage, Tennessee 37076

SEND TAX BILLS:
Same

MAP-PARCEL:
Map 98
Parcel

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, FRANK V. CRIPPS and wife, HILDA CRIPPS, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JAVIN B. CRIPPS, hereinafter called the Grantee, his heirs and assigns, a one-half interest as tenant-in-common with us, in and to a certain tract or parcel of land in Wilson County, State of Tennessee, described as follows, to wit:

Land lying and being situated in the 25th Civil District of Wilson County, Tennessee, being the southeastern portion of Tract No. 1 on the Plan of Odum Estates, as of record in Plat Book 12, page 101, in the Register's Office of said County.

Said portion begins at a point in the northeasterly margin of Central Pike and runs thence north 15° 40' east 427.65 feet to a point; thence south 85° 10' east 277.76 feet to a point in the northwesterly margin of Earheart Road; thence southwesterly with said margin of said road to a concrete monument near the northeasterly margin of Central Pike; thence around a curve 45.32 feet to a concrete monument in the northeasterly margin of Central Pike; thence northwesterly with said margin on a slight arc 326.08 feet to the beginning containing 3.32 acres more or less.

Being the same property conveyed to Javin B. Cripps and wife, Betty Cripps and Frank V. Cripps and wife, Hilda Cripps by deed from Oscar Odum, et al, as of record in Deed Book 375, page 463, Register's Office for Wilson County, Tennessee, and also being the same property conveyed to Frank V. Cripps and wife, Hilda Cripps by deed from Javin B. Cripps and wife, Betty Cripps, as of record in Deed Book 397, page 425, said Register's Office.

This is un improved property known as 3.32 acres, Central Pike, Hermitage, Tennessee 37076.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including a TVA easement for a power line across

said property. Taxes for the current year have been settled between the parties and will be paid by Grantees.

TO HAVE AND TO HOLD the above-described interest in said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JAVIN B. CRIPPS, his heirs and assigns, forever; and we, FRANK V. CRIPPS and wife, HILDA CRIPPS do covenant with the said Grantee 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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 6th day of February, 1986.

Frank V. Cripps
FRANK V. CRIPPS

Hilda Cripps
HILDA CRIPPS

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named FRANK V. CRIPPS and wife, HILDA CRIPPS, the 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 Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 6th day of February, 1986.

Margie DeMoss
NOTARY PUBLIC

My Commission Expires: 4/17/88

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 5,000.00.

Javin B Cripps
AFFIANT

Subscribed and sworn to before me
this 6th day of February, 1986.

J. Dedman, Dep. Register
NOTARY PUBLIC
My Commission Expires: _____

State Tax $ 13.00
Fee $ .50
Recording Fee $ 8.00
Total $ 21.50
Receipt No. _____

MARGIE L. TRICE
REGISTER OF DEEDS
WILSON CO. TENN.

By _____
Deputy

Filed for record Feb 6 1986
at 2:05 O'clock PM.
Noted In Note Book 22 Page # 463
Recorded in Deed Book # 397 Page # 426
In the Register's office, for
Wilson County, Tennessee.
On this 6th day of Feb 1986

Margie Trice Register

By J. Redman Dep. Reg