THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 11060656** Rachel Neal STATE OF TENNESSEE NOTARY PUBLIC Davidson County	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $172,500.00. Affiant Subscribed and sworn to before me, this 1st day of August, 2011. Notary Public My Commission Expires: 07/08/13

WARRANTY DEED

Address New Owner: James M. Wilson 8950 Old Charlotte Pk Pegram TN 37143	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 112-00-0-110.00

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 of which is hereby acknowledged, Jamie Lee Hatmaker, Lu Jan Hatmaker, Rebecca Jean Hatmaker Borman (now known as Rebecca Jean Teichmer) and Jamie Lee Hatmaker, Trustee of the Mary Beth Hatmaker Stevens Trust ("Grantors"), has this day bargained and sold, and does hereby transfer and convey to James M. Wilson, ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being in the 9th Civil District of said County, being shown as Lot 2 on the Plan of the C. H. Weil Property, not of record, and described according to a survey by Jack R. Underwood, dated November, 1966, as follows:

Beginning at an iron pin in the West margin of Old Charlotte Road, the common front corner of Lots 1 and 2; thence with the line between said lots, South 81 degrees West 325 feet to an iron pin; thence North 3 degrees 45 minutes East 489 feet to an iron pin; thence with the line between Lots 2 and 3, South 65 degrees East 382 feet to an iron pin in the margin of Old Charlotte Road; thence with the margin of the same, South 285 feet, more or less to the point of beginning, containing 3 acres, more or less.

Being the same property conveyed by Quitclaim Deed from Luther Hatmaker and wife Lenna Hatmaker to James W. Hatmaker and wife Eloise Q. Hatmaker as recorded on the 29th day of September, 1983 in Deed Book 6147, Page 151 and Warranty Deed from Chester Harold Weil and wife, Agnes Weil to Luther Hatmaker and wife, Lenna Hatmaker as recorded on the 24th day of April, 1975 in Deed Book 4906, Page 792, in the Register's Office of Davidson County, Tennessee.

The said James W. Hatmaker having predeceased Eloise Q. Hatmaker. Eloise Q. Hatmaker having since died on May 17, 2009. Said property was conveyed to Jamie Lee Hatmaker, Lu Jan Hatmaker, Rebecca Jean Hatmaker Borman and Jamie Lee Hatmaker, Trustee of the Mary Beth Hatmaker Stevens Trust according to the Last Will and Testament of Eloise Q. Hatmaker filed on July 28, 2009 in the Seventh Circuit Court of Davidson County, Tennessee and case No. 09P-1157. See also Order for Sale of Real Property signed by the Honorable Probate Judge Randall Kennedy on July 29, 2011.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

BILL GARRETT, Davidson County
Trans:T20110047446 DEEDWARR
Recvd: 08/03/11 14:42 5 pgs
Fees:28.00 Taxes:638.25
20110803-0059816

County of Davidson taxes for the year 2011 and thereafter, not yet due and payable.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4906, Page 792.

This is improved property located at 8956 Old Charlotte Pike Pegram TN 37143.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of August, 2011.

Jamie Lee Hatmaker, individually
And as Trustee of the Mary Beth Hatmaker Stevens Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jaime Hatmaker, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Mr. Hatmaker also acknowledged that he is the Trustee of the Mary Beth Hatmaker Stevens Trust and as such also executed the within instruction.

Witness my hand, at office, this 1st day of August, 2011.

Notary Public

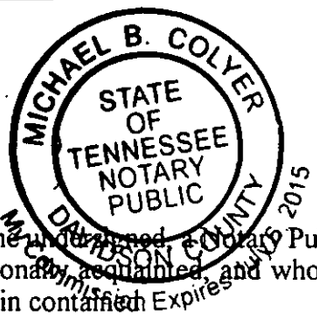
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014

Lu Jan Hatmaker

STATE OF TENNESSEE
COUNTY OF DAVIDSON



Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lu Jan Hatmaker, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of August, 2011.

Notary Public

My Commission Expires: July 6, 2015

Rebecca Jean Hatmaker Teichmer

Rebecca Jean Hatmaker
(now known as Rebecca Jean Teichmer)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rebecca Jean Hatmaker (now known as Tebecca Jean Teichmer), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of August, 2011.

Notary Public

My Commission Expires: 9/26/11

VICKY L. PORTER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.
My Commission Expires SEPT. 26, 2011

Mary Beth Hatmaker Stevens

Mary Beth Hatmaker Stevens

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Beth Hatmaker Stevens, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of August, 2011.

Julie D Ashworth

Notary Public

My Commission Expires: 2-22-2014

