STATE OF Tennessee
COUNTY OF Davidson

BILL GARRETT, Davidson County
Trans:T20110064933 DEEDWARR
Recvd: 10/18/11 08:44 2 pgs
Fees:13.00 Taxes:479.80
20111018-0080782

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,675.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF October, 2011.

Notary Public
MY COMMISSION EXPIRES: 4-23-14
File No. G11-3075D

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Mark S. Hughes (NAME)	Wilson Bank & Trust (NAME)	33-149
1313 Lowes Lane (STREET ADDRESS)	455 West Main Street (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Gallatin, TN 37066 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Myra Mayes Weatherspoon, Executrix for The Estate of L.J. Mayes**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mark S. Hughes**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

1313 Lowes Lane:
Land in the 10th Civil District of Davidson County, Tennessee, being shown as a portion of Tracts Nos. 1, 2, and 3, on a survey dated June 11, 1969, made by Southern Land Surveying Co., Inc., and according to survey is described as follows::

Beginning at a stake in R.S. Jackson's easterly line, same being the northwesterly corner of the property herein described; thence South 84 degrees 10 minutes 30 seconds East 248.10 feet to an iron stake; thence South 5 degrees 09 minutes 50 seconds West 302.45 feet to an iron stake; thence South 84 degrees 37 minutes 30 seconds East 426.45 feet to an iron stake in Gayle C. Ballou's westerly line; thence with said Ballou, South 4 degrees 43 minutes 50 seconds East 153.50 feet to an iron stake; thence North 84 degrees 37 minutes 30 seconds West 649.88 feet to an iron stake, corner to R. S. Jackson; thence with said Jackson North 1 degrees52 minutes 50 seconds East 458.78 feet to the beginning, containing 4 acres, more or less.

BEING the same property conveyed to L.J. Mayes and Jewell L. Mayes, husband and wife from Roy Summer Jackson and Willie Lee Jackson, husband and wife, by Deed dated July 24, 1969, in Book 4352, page 617, in the Register's Office for Davidson County, Tennessee.
Jewell L Mayes has since died, vesting sole ownership in L.J. Mayes as surviving tenant by the entirety.

L.J. Mayes has since died testate, and pursuant to his Last Will and Testament of record in Seventh Circuit Court of Davidson County, Tennessee, Probate No. 10-P62 having appointed Myra Mayes Witherspoon as Executrix and empowering her to sell said property.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 200007100067907, Register's Office for Davidson County, Tennessee.

2. Selloff as recorded in Book 4355, page 17, Register's Office for Davidson County, Tennessee.

3. Selloff as recorded in Book 4355, page 15, Register's Office for Davidson County, Tennessee.

The 2011 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1313 Lowes Lane, Goodlettsville, TN 37072.

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

Witness my/our hand(s) this 11th day of October, 2011.

THE ESTATE OF L.J. MAYES

By: Myra Mayes Weatherspoon Executrix
Myra Mayes Weatherspoon, Executrix

October 17, 2011
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Myra Mayes Weatherspoon, Executrix for The Estate of L.J. Mayes, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Executrix of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 17th day of October, 2011.

My Commission Expires: 3/31/14

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066