BILL GARRETT, Davidson County
Trans:T20110065291 DEEDWARR
Recvd: 10/19/11 09:55 2 pgs
Fees:13.00 Taxes:97.13
20111019-0081249

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $26,250.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF October, 2011.

Notary Public
MY COMMISSION EXPIRES: 10/23/2012
File No. W11-3153D

SUMNER COUNTY TENNESSEE NOTARY PUBLIC BRIAN L. SMITH

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Dan C Denton, III and Melissa Kaye Denton, husband and wife (NAME) 1315 Church St ~~1301 Lowes Lane~~ (STREET ADDRESS) Greenbrier TN 37073 ~~Goodlettsville, TN 37072~~ (CITY) (STATE) (ZIP)	New Owner (NAME) " (STREET ADDRESS) " (CITY) (STATE) (ZIP)	33-280

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 **Dan C Denton, III and Melissa Kaye Denton, husband and wife**, 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:

Land in the 10th Civil District of Davidson County, Tennessee, described according to a survey by Southern Land Surveying co., Inc. dated April 8, 1969, as follows:

Beginning at the northwest corner of L.J. Mayes' property at an iron stake, which is 31.04 feet south of an iron stake located in W.S. Elrod's southerly boundary line; thence, along the southerly right of way of proposed Lowe Lane South 85°23'35" East, 694.31 feet to an iron stake, which is 30.96 feet south of an iron stake located in W.S. Elrod's southerly boundary line; thence along a fence and with the Ballou Westerly line South 4°43'50" West, 748.53 feet to an iron stake; thence along a fence North 84°37'30" West, 426.45 feet to an iron stake; thence, along a fence, North 5°09'50" East, 302.42 feet to an iron stake; thence along a fence, North 84°10'30" West, 248.10 feet to an iron stake; thence, along a fence, North 1°52'50" East, 435.55 feet to the point of beginning, containing 9.87 acres, more or less.

Included in but expressly excluded from this conveyance is property described as follows:

Beginning at a point in the northeasterly corner of Tract No. 1 being part of L.J. Mayes property; thence along the southerly right-of-way of proposed Lowe Lane, South 85°23'35" East, 146.10 feet to an iron stake; thence along a line with Tract No. 3, South 1°52'50" West 898.25 feet to an iron stake; thence North 84°37'30" West 146.20 feet to an iron stake; thence along a line with Tract No. 1, North 1°52'50" East 896.29 feet to the point of beginning, containing 3.00 acres, more or less, and being located in the 10th Civil District of Davidson County, Tennessee.

Being the same property conveyed to Estle Mayes and wife, Lilly Allene Mayes from L.J. Mayes and wife, Jewell L. Mayes, by Deed dated Agust 1, 1969, of record in Book 4355, page 17, said Register's Office.

Also included in but expressly excluded from this conveyance is property described as follows:

Beginning at the northeast corner of L.J. Mayes property at an iron stake which is 31.04 feet South of an iron stake located in W.S. Elrod's southerly boundary line; thence along the southerly right-of-way of proposed Lowe Lane

South 85°23'35" East 146.12 to an iron stake; thence South 1°52'50" West 896.29 feet to an iron stake; thence North 84°37'30" West 146.22 feet to an iron stake; thence North 1°52'50" East 894.33 feet to the point of beginning, containing 3.00 acres, more or less, and being located in the 10th Civil District of Davidson County, Tennessee.

Being the same property conveyed to Hollis A. Mayes and wife, Reba Lee Mayes from L.J. Mayes and wife, Jewell L. Mayes by Deed dated August 1, 1969, of record in Book 4355, page 15, said Register's Office.

BEING the same property conveyed to L.J. Mayes and wife, Jewell L. Mayes from Wilburn S. Elrod and wife, Rubie W. Elrod, by Deed dated July 10, 1969, in Book 4348, Page 914, in the Register's Office for Davidson County, Tennessee. Jewell L. Mayes having since died March 1, 1995 leaving property vested in L.J. Mayes as the surviving tenant by the entirety. L.J. Mayes has since died testate on November 23, 2009 and pursuant to his Last Will and Testament of record in the Seventh Circuit Court of Davidson County, Tennessee, Probate No 10-P62 having appointed Myra Mayes Witherspoon as Executrix. Said Last Will and Testament gives the Executrix full power to convey 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. 20000710-0067907, Register's Office for Davidson County, Tennessee.

2. Selloff of 3 acres of record in Book 4355, page 17, said Register's Office.

3. Selloff of 3 acres of record in Book 4355, page 15, said Register's Office

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 1301 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 13th day of October, 2011.

THE ESTATE OF L.J. MAYES

By: Myra Mayes Witherspoon Executrix
Myra Mayes Witherspoon, Executrix

October 13, 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 Witherspoon, 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 13th day of October, 2011.

My Commission Expires: 10/27/2014

Notary Public

PREPARED BY AND RETURN TO:

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