WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20110079311 DEEDWARR
Recvd: 12/15/11 09:48 5 pgs
Fees: 28.00 Taxes: 277.50
20111215-0097566

Carol M. Holmes
State Of Tennessee Notary Public
County of Rutherford

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Lynn C. Lee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of December, 2011.

Carol M Holmes
Notary Public

MY COMMISSION EXPIRES: June 03, 2012

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Memorial Title, LLC, 2630 Memorial Blvd., Ste 203, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lynn C. Lee	SAME	162-00-0-056.00
(NAME) P.O. Box 1229	(NAME)	
(ADDRESS) Smyrna TN 37167	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Eulalia B. Scott, Betty J. Vernon, Martha Spining, John Spining, William Spining, Camille B. Reasonover, Clairisa J. R. Triplett, Alisa Reasonover, Lori Reasonover Collins, Gerald Baker, Lynette B. Woodard, and Katrina B. Dollar**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Lynn C. Lee**, hereinafter called the GRANTEE(S), his heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, described as follows:

Beginning at a point in the center line of Tusculum Road, the same being north 78 degrees 05 minutes east and 194.32 feet from the center of Benzing Road; thence north 78 degrees 06 minutes east along the center of Tusculum Road 200 feet to a spike in the center of said road; thence south 9 degrees 43 minutes east 1138.47 feet to an iron pin; thence south 16 degrees 54 minutes west 564.51 feet to an iron pin; thence north 87 degrees 51 minutes west 161.19 feet to an iron pin; thence north 49 degrees 36 minutes west 321.87 feet to an iron pin; thence north 85 degrees 05 minutes west 502.09 feet to an iron pin; thence north 24 degrees 05 minutes east 286.04 feet to an iron pin; thence north 82 degrees 29 minutes west 438.97 feet to a spike in the center of Benzing Road; thence along the center of said road, north 24 degrees 19 minutes east 421.82 feet to a point; thence north 54 degrees 22 minutes east 501.65 feet to a spike; thence north 34 degrees 31 minutes east 196.81 feet to a spike in the center of said road; thence south 13 degrees 20 minutes east 468.62 feet to an iron pin; thence north 78 degrees 06 minutes east 321.77 feet to an iron pin; thence north 9 degrees 43 minutes west 625 feet to a point in the center of Tusculum Road, the same being the point of Beginning, containing 27 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE PROPERTY DESCRIBED IN THE DEED OF RECORD IN BOOK 4160, PAGE 17, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to Clara M. Baker by Deed from Clyde C. Hill and wife, Frances P. Hill dated July 22, 1960 of record in Book 3104, Page 263, Register's Office for Davidson County, Tennessee. The said

Clara M. Baker died interstate leaving Elizabeth Baker a/k/a Elizabeth Baker Spining, Pattie Baker a/k/a Frances Pattie Baker Vernon, Eulalia Baker a/k/a Eulalia B. Scott and H.F. Baker, Jr. as her heirs at law. Elizabeth Baker Spining died testate on January 29, 1967 and by her Will of Record in Will Book 87, Page 410 devised her interest to Arthur Milton Spining, III, John Baker Spining and William Parker Spining. The said Arthur Milton Spining having since died testate and by his Will, a certified copy being of record in Book 8352, Page 647, Register's Office for Davidson County, devised his interest to Martha Elaine Brogden Spining. The said H.F. Baker Jr. having since died testate on April 19, 1987 and by his Will of record in Will Book 158, Page 679 devised his interest to Claire J. Baker, Gerald F. Baker and Camille B. Reasonover. The said Claire J. Baker having since died testate on March 28, 1991 and by her Will of Record in Will Book 174, Page 506 devised her interest to Gerald F. Baker, Lynette B. Woodard, Katrina L. Baker a/k/a Katrina B. Dollar, Camille B. Reasonover, Clarissa R. Triplett, Alisa Lynn Reasonover and Lori Adele Reasonover. The said Pattie Baker is now deceased, her sole heir at law is Betty Vernon pursuant to Affidavit of Heirship of record in Instrument No. 20050728-0088465, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☑

This is improved ☐ property, known as 0 Tusculum Road, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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(S), his heirs and/or assigns, against the lawful claims of all persons whomsoever. Wherever 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 our hands this 2nd day of December, 2011.

Eulalia B. Scott

Eulalia B. Scott

Betty J. Vernon

Betty J. Vernon

Martha Spining by Will Spining Atty-in-fact

Martha Spining
By: William Spining, Attorney-in-fact

John Spining by Will Spining Atty-in-fact

John Spining
By: William P. Spining, Attorney-in-fact

Will Spining

William Spining

Camille B. Reasonover

Camille B. Reasonover

Clarissa R. Triplett by Camille B. Reasonover attorney in fact

Clairisa J. R. Triplett
By: Camille B. Reasonover, Attorney-in-fact

Alisa Reasonover by Camille Reasonover attorney in fact

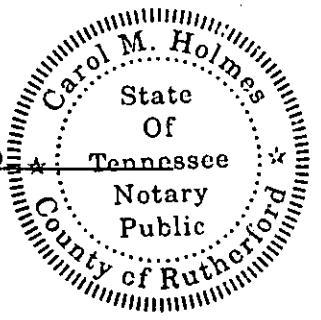
Alisa Reasonover
By: Camille Reasonover, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Spining, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument on behalf of Martha Spining, and acknowledged that he executed the same as the free act and deed of the said Martha Spining for the purposes therein contained, by virtue of a Power of Attorney recorded in Instrument No. 20111215-0097565, in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 2nd day of December, 2011.

Carol M Holmes
Notary Public



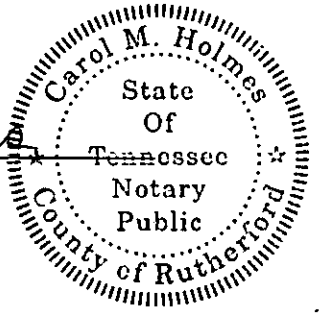
My commission expires: 6/3/12

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Spining, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument on behalf of John Spining, and acknowledged that he executed the same as the free act and deed of the said John Spining for the purposes therein contained, by virtue of a Power of Attorney recorded in Instrument No. 20050601-0061271, in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 2nd day of December, 2011.

Carol M Holmes
Notary Public



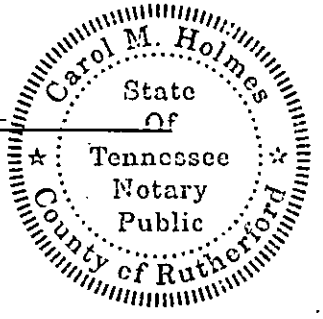
My commission expires: 6/3/12

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Camille B. Reasonover, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument on behalf of Clairisa J. R. Triplett, and acknowledged that she executed the same as the free act and deed of the said Clairisa J. R. Triplett for the purposes therein contained, by virtue of a Power of Attorney recorded in Instrument No. 20020617-0073036, in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 2nd day of December, 2011.

Carol M Holmes
Notary Public



My commission expires: 6/3/12

Lori Reasonover Collins by Camille Reasonover attorney in fact

Lori Reasonover Collins
By: Camille Reasonover, Attorney-in-fact

Gerald Baker

Gerald Baker

Lynette B. Woodard

Lynette B. Woodard

Katrina B. Dollar

Katrina B. Dollar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eulalia B. Scott, Betty J. Vernon, William Spining, Camille B. Reasonover, Lynette B. Woodard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of December, 2011.

Carol M. Holmes

Notary Public

Carol M. Holmes State Of Tennessee Notary Public County of Rutherford

My commission expires: 6/3/12

STATE OF South Carolina
COUNTY OF Greenville

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gerald Baker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of December, 2011.

Notary Public

My Commission Expires

My commission expires: June 14, 2015

STATE OF ~~South Carolina~~ Tennessee
COUNTY OF ~~Greenville~~ Rutherford CNH

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Katrina B. Dollar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of December, 2011.

Carol M. Holmes

Notary Public

Carol M. Holmes State Of Tennessee Notary Public County of Rutherford

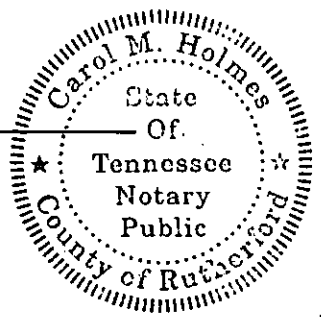
My commission expires: 6/3/12

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Camille Reasonover, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument on behalf of Alisa Reasonover, and acknowledged that she executed the same as the free act and deed of the said Alisa Reasonover for the purposes therein contained, by virtue of a Power of Attorney recorded in Instrument No. 20111215-0097564, in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 2nd day of December, 2011.

Carol M Holmes
Notary Public



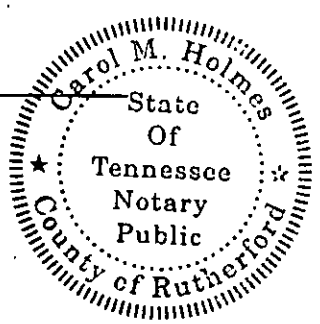
My commission expires: 6/3/12

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Camille Reasonover, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument on behalf of Lori Reasonover Collins, and acknowledged that she executed the same as the free act and deed of the said Lori Reasonover Collins for the purposes therein contained, by virtue of a Power of Attorney recorded in Instrument No. 20020617-0073036, in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 2nd day of December, 2011.

Carol M Holmes
Notary Public



My commission expires: 6/3/12