BILL GARRETT, Davidson County
Trans:T20120002034 DEEDWARR
Recvd: 01/09/12 14:58 3 pgs
Fees:18.00 Taxes:784.40
20120109-0002378

THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY, THORNTON & BARRETT, PLC
10200 Ramsey Way
Dickson, TN 37055
CHIC 11556

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED TWELVE THOUSAND AND 00/100 ($212,000.00) DOLLARS, cash in hand paid by RACHEL A. MILES, unmarried, receipt of which is hereby acknowledged, we, JOHNNY STINSON and wife, DONETTA STINSON, have bargained and sold, and by these presents transfer and convey unto the said RACHEL A. MILES, unmarried, her heirs and assigns, a certain tract or parcel of land as follows:

Land in the Eighth Civil District of Davidson County, Tennessee, being part of Lot No. 1 on the plan of the subdivision of the land of William Gower, deceased, of record in Minute Book "H", Page 487, County Court for said county and described according to a copy of survey of James A. Hamilton, Jr., August 20, 1949 and said part of Lot No. 1 as described as follows:

BEGINNING at a point in the center line of Old Charlotte Pike, at the northeast corner of the property conveyed to A.L.Fisk by deed from E.L. Evans and wife of record in Book 1733, Page 615, Register's Office for said county; thence with the center line of said Pike, South 85 degrees East 3 feet, South 82 degrees 15 minutes East 183 feet more or less to a point at a turn in said pike and continuing with the center of said Pike, North 77 degrees 15 minutes East 245 feet more or less to a point in the northwest corner of the Herr property; thence leaving said pike, 1 degree 20 feet West with Herr's west line, 1552 feet more or less to a stake; thence North 88 degrees 5 minutes West 425 feet more or less to a stake, thence North 1 degree 20 minutes East to the southeast corner of the property conveyed to Fisk by deed above referred to and continuing the same course, and along Fisk's east line, in all 1514 feet more or less to the beginning.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY, BUT EXCLUDED FROM THIS CONVEYANCE IS Tract Two conveyed to Eric Crafton and Wayne Crafton by deed from Johnny Stinson and wife, Donetta Stinson and Billy Frank Stinson, dated October 20, 1995, of record in Book 9834, Page 207, in the Register's Office of Davidson County, Tennessee and being more particularly described as follows:

Being a tract of land in the Twenty Third Councilmanic District of Davidson County, Tennessee and located west of Sawyer Brown Road, North of Charlotte Pike and South of Old Charlotte Pike and being more particularly described as follows:

To find the BEGINNING start on a PK in the centerline of Sawyer Brown Road, said PK being North 01 degrees 25 minutes 50 seconds East 923.22 feet, more or less from an iron pin at the intersection of the North right of way of Charlotte Pike and the East right of way of Sawyer Brown Road and said PK being the Northeast corner of Bertha Heer as evidenced in Deed Book 3929, Page 97, in the Register's Office of Davidson County, Tennessee; thence South 81 degrees 16 minutes 19 seconds West a distance of 636.61 feet to an iron pin; thence North 03 degrees 30 minutes 00 seconds East a distance of 157.84 feet to an iron pin, the beginning, thence leaving said iron pin and along the South line of the herein described tract and the North line of a parcel now or formerly belonging to Hulan, as evidenced in Deed Book 2042, Page 199, in the Register's Office of Davidson County, Tennessee, North 84 degrees 56 minutes 15 seconds West a distance of 420.61 feet to an iron pin at a fence post, said iron pin being the Southwest corner of the herein described tract and the Southeast corner of Dave and Blanch Stinson, as evidenced in Deed Book 1854, Page 132, in the Register's Office of Davidson County, Tennessee; thence leaving said iron pin and along the West line of the herein described

tract and the East line of Dave and Blanch Stinson, North 03 degrees 35 minutes 00 seconds East a distance of 679.70 feet to an iron pin, said pin being the Northwest corner of the herein described tract; thence leaving said iron pin and severing the land of Stinson, as evidenced in Deed Book 5097, Page 221, in the Register's Office of Davidson County, Tennessee; South 84 degrees 55 minutes 43 seconds East a distance of 419.63 feet to an iron pin in the West line of the River Road Church of Christ, as evidenced in Deed Book 4752, Page 800, in the Register's Office of Davidson County, Tennessee, said pin being the Northeast corner of the herein described tract; thence leaving said iron pin and along the East line of the herein described tract, South 03 degrees 30 minutes 00 seconds West passing an iron pin at 37.81 feet and passing an iron pin at 307.50 feet, a total distance of 679.66 feet to an iron pin, the beginning, containing 6.552 acres, more or less, according to a survey by Jesse E. Walker, RLS, PE, dated September 13, 1995.

Being the same property conveyed to Johnny Stinson and wife, Donetta Stinson by deed from Josephine V. Andrews, a widow, dated November 26, 1976, of record in Deed Book 5097, Page 221, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the right of way of Old Charlotte Pike.

This conveyance is subject to restrictive covenant for detached structure, of record in Instrument Number 20030521-0069201, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said RACHEL A. MILES, unmarried, her heirs and assigns, forever. And we do covenant with the said RACHEL A. MILES, unmarried, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered except for 2012 Davidson County property taxes which have been prorated and will be paid by Grantees. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said RACHEL A. MILES, unmarried, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS, on this 5th day of January, 2012.

Johnny Stinson
JOHNNY STINSON

Donetta Stinson
DONETTA STINSON

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, JOHNNY STINSON and wife, DONETTA STINSON, with whom I am personally acquainted or who were proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 5th day of January, 2012.

Kelly Grigsby
NOTARY PUBLIC

KELLY GRIGSBY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Expires 09/23/14

My Commission Expires: 09/23/2014

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $212,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Rachel A. Miles
AFFIANT

Sworn to and subscribed to before me this 5th day of January, 2012.

Kelly Grigsby
NOTARY PUBLIC

KELLY GRIGSBY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Expires 09/23/14

My Commission Expires: 09/23/2014

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Tax Map 11400004100

Parcel No.

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
Ms. RACHEL A. MILES
~~3041 Morgan Road~~ 7447 Old Charlotte Pike
~~Joelton, TN 37~~080 Nashville, TN 37209 RM