NEW OWNER:

John Mahoney and Charles Duncan
2512 Woodyhill Drive
Nashville, Tennessee 37207

SEND TAX BILLS TO:
NEW OWNER

Map 071
Group 04-0
Parcel 178.00

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Ave.
Lebanon, TN 37087
FILE NO: 12-0025

BILL GARRETT, Davidson County
Trans:T20120016832 DEEDWARR
Recvd: 03/07/12 12:34 3 pgs
Fees:18.00 Taxes:196.10
20120307-0020029

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Fifty Three Thousand and 00/100 Dollars ($53,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **THE ESTATE OF LILLIE MAY PENTECOST by Debra Lynn Batey, Executrix, DEBRA LYNN BATEY, SUSAN ANNETTE TOWERY, ALVIN CLEVELAND PENTECOST JR., AND DANNY WAYNE PENTECOST** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **JOHN MAHONEY and CHARLES L. DUNCAN as tenants in common,** ("Grantee"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Being Lot No. 216 on the Map of Joywood Heights, Section II, as of record in Book 1130, Page 92, Register's Office for said County, and described as follows:

Said Lot No. 216 begins at a point in the southwesterly margin of Woodyhill Drive at the corner of Lots Nos. 216 and 217; thence with the line between said lots, southwesterly 240.3 feet; thence S 2 degrees 55' West 172.6 feet to an iron pin being the center of the T.V.A power line right-of-way; thence with the center line of the same N 89 degrees 5' East 102.2 feet to the corner of Lots Nos. 215 and 216; thence with the line between said lots northeasterly 290.8 feet to the margin of Woodyhill Drive; thence with the margin of the same around a slight curve northwesterly 70 feet to the beginning.

Being the same property conveyed to Alvin C. Pentecost and wife, Lillie Mae Montgomery Pentecost by Warranty Deed from Fred A. Speck and wife, Bessie Willodean Speck, dated July 15, 1958 and of record in Record Book 2797, Page 129, Register's Office for Davidson County, Tennessee. Alvin C. Pentecost is now deceased, having remained married to Lillie Mae Montgomery Pentecost without intervening divorce or legal separation from time of acquisition of the property herein until his death, thereby vesting title in Lillie Mae Montgomery Pentecost as the surviving tenant by the entirety. Lille Mae Montgomery Pentecost is now deceased. Further, Debra Batey, being duly appointed as Executrix of The Estate of Lillie Mae Pentecost, as evidenced in a will dated October 9, 2001. With further to Affidavit of Inheritances recorded at Instrument Number 20120307-0020025

and Instrument Number 20120307-0020026 and Wills of record at Instrument Number 20120307-0020027 and Instrument Number 20120307-0020028.

This is IMPROVED property known as 2512 Woodyhill Drive, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 23rd day of February, 2012.

THE ESTATE OF LILLIE MAE PENTECOST

Debra Lynn Batey

DEBRA LYNN BATEY, Executrix

Debra Lynn Batey

DEBRA LYNN BATEY

Susan Annette Towery

SUSAN ANNETTE TOWERY

ALVIN CLEVELAND PENTECOST, JR.

DANNY WAYNE PENTECOST

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **DEBRA LYNN BATEY**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of, and as Executrix for, The Estate of LILLIE MAE PENTECOST, the within names bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office this 23rd day of February, 2012.

TODD FOSTER
STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 6-2-2013

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **DEBRA LYNN BATEY, SUSAN ANNETTE TOWERY, ALVIN CLEVELAND PENTECOST, AND DANNY WAYNE PENTECOST**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 23rd day of February, 2012.

NOTARY PUBLIC

My commission expires: 6-2-2013

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$53,000.00.**

AFFIANT

Sworn to and subscribed to before me this 23rd day of February, 2012.

NOTARY PUBLIC

My commission expires: 6-2-2013

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY