PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20120024414 DEEDWARR
Recvd: 04/04/12 10:13 2 pgs
Fees:13.00 Taxes:2775.00
20120404-0028562

WARRANTY DEED

THIS INDENTURE is made and entered into this 30th day of March, 2012 by and between **James F. Digby and wife, Cynthia J. Bedore**, hereinafter referred to as GRANTOR, and **Timothy L. Dobbins, a married man**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Cane Ridge, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being in the 5th Civil District, and described by a survey of John B. Rainey, Registered Land Surveyor, dated September 25, 1970, and being particularly described as follows:

Beginning at an iron pin on the southerly margin of Old Hickory Boulevard, being the northeast corner of the W. R. Culbertson Property, of record in Book 4501, page 157, Register's Office for Davidson County, Tennessee, the same point also being the northwestern point of the property herein described, thence with the southerly margin of Old Hickory Boulevard S 66 deg. 53 min. 13 sec. E 89.70 feet; thence S 57 deg. 36 min. 17 sec. E 106.89 feet to an iron pin; thence leaving the southerly margin of Old Hickory Boulevard S 7 deg. 05 min. 00 sec. W 1187.70 feet to an iron pin; thence S 68 deg. 10 min. E 165.08 feet to an point; thence S 66 deg. 33 min. 43 sec. E 464.37 feet to an iron pin; thence S 81 deg. 01 min. 35 sec. E 317.62 feet to an iron pin; thence S 63 deg. 04 min. 25 sec. E 130.92 feet to an iron pin; thence S 27 deg. 09 min. 02 sec. W 99.48 feet to a 3 inch steel pipe; thence S 66 deg. 36 min. 36 sec. E 331.21 feet to a 3 inch steel pipe; thence S 49 deg. 15 min. 44 sec, E 337.06 feet to a 3 inch steel pipe; thence N 19 deg. 23 min. 08 sec. East 62.96 feet to a point; thence S 41 deg. 56 min. 50 sec. East 122.70 feet to a point; thence South 62 deg. 42 min. 50 sec. East 64.90 feet to a point on the northerly margin of the Joyce A. Moore, Jr. property (Book 5076, page 797, Register's Office for Davidson County, Tennessee) and the southerly margin of the property herein described; thence, along a fence line N 86 deg. 00 min. 50 sec. W 3080.52 feet to an iron pin; thence leaving the fence line at a point at the southeast corner of the Phillip L. Stinson property (Deed Book 4508, page 887, Register's Office for Davidson County, Tennessee); thence N 15 deg. 46 min. 44 sec. E 1040.31 feet to an iron pin; thence N 47 deg. 35 min. 08 sec. E 342.00 feet to an iron pin; thence S 66 deg. 34 min. 38 sec. E 80.00 feet to an iron pin; thence S 37 deg. 46 min. 37 sec. E 130.51 feet to an iron pin; thence N 64 deg. 42 min. 50 sec. E 77.00 feet to an iron pin; thence S 49 deg. 09 min. 25 sec. E 287.70 feet to an iron pin; thence S 68 deg. 06 min. 52 sec. E 226.80 feet to an iron pin; thence S 49 deg. 29 min. 52 sec. E 55.00 feet to an iron pin; thence along the fence line of the aforementioned W. R. Culbertson property N 7 deg. 00 min. 08 sec. E 1100.40 feet to an iron pin being the point of beginning. The entire tract contains 51.18 acres, more or less.

Included in the above description but excluded there from in the following tract of land conveyed to Katherine H. Jones by deed of record in Book 8172, page 493, said Register's Office, to-wit:

Beginning at an iron pin lying in Joyce A. Moore, Jr. North line which was acquired in Book 5076, page 797, said Register's Office; thence with Moore and a fence N 86 deg. 00 min. 50 sec. W 1613.00 feet to a point; thence with Carl Stiddum property N 6 deg. 30 min. 54 sec. E 687.44 feet to a point; thence S 66 deg. 33 min 43 sec. E 464.37 feet to an iron pin; thence S 01 deg. 01 min. 35 sec. E 317.62 feet; thence S 63 deg. 04 min. 25 sec. E 130.92 feet to an iron pin; thence S 27 deg. 09 min. 02 sec. W 99.48 feet to an iron pin; thence S 66 deg. 36 min. 36 sec. E 331.21 feet to an iron pin; thence S 49 deg. 15 min. 44 sec. E 337.06 feet to an iron pin; thence N 19 deg. 23 min. 08 sec. E 62.96 feet to a point; thence S 41 deg. 56 min. 50 sec. E 122.70 feet to a point; thence S 62 deg. 42 min. 50 sec. E 64.90 feet to the beginning and containing 14.42 acres.

Being the same property conveyed to James F. Digby and wife, Cynthia J. Bedore by Warranty Deed from Carl B. Stiddum, on May 21, 1993, of record in Book 8961, Page 543, recorded on May 27, 1993, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: 14141 Old Hickory Blvd, Cane Ridge, TN 37013

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with

the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

James F. Digby By: M. Todd Jackson
as his attorney in fact
James F. Digby
By M. Todd Jackson his attorney in fact

Cynthia J. Bedore By: M. Todd Jackson
as her attorney in fact
Cynthia J. Bedore
By M. Todd Jackson her attorney in fact

ATTORNEY IN FACT
STATE OF TENNESSEE
COUNTY OF Davidson

On this 30th day of March, 2012 before me personally appeared M. Todd Jackson, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of James F. Digby and Cynthia J. Bedore, and acknowledged that he/she executed the same as the free act and deed of said James F. Digby and Cynthia J. Bedore.

Witness my hand, at office, this 30th day of March, 2012.

Notary Public

My Commission Expires

My Commission Expires: October 28, 2012

LEAH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Name and Address of Property Owner:
Timothy L. Dobbins
14141 Old Hickory Blvd
Cane Ridge, TN 37013

Send Tax Statements to:
Primelending, a Plains Capital Co.
18111 Preston Rd. Ste 900
Dallas, TX 75252

Map & Parcel 181-00-0-032

AFFIDAVIT OF VALUE
STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $750,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 30th day of March, 2012.

Carol A. Clawson
Notary Public

CAROL A. CLAWSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 3-17-14

~~RETURN TO:~~
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

ORT Form 3956 (Rev. 1/22/07)

Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067