BOX 10-A

THIS INSTRUMENT PREPARED BY:
BELLAR & WINKLER
ATTORNEYS AT LAW
212 MAIN STREET NORTH
P.O. BOX 332
CARTHAGE, TENNESSEE 37030
PHONE: 615-735-1684

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BILL GARRETT, Davidson County
Trans:T20120030192 DEEDWARR
Recvd: 04/25/12 10:32 3 pgs
Fees:18.00 Taxes:327.45
20120425-0035354

WARRANTY DEED

For and in consideration of the sum of EIGHTY-EIGHT THOUSAND FIVE HUNDRED ($88,500.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged; We, **JEWELL DILLARD and CLARENCE WOODS,** have this day bargained and sold and by these presents do hereby transfer and convey unto **ROBERT S. HITE, his heirs and assigns,** a certain tract or parcel of land lying and being in Davidson County, Tennessee and being bounded and described as follows, to–wit:

PARCEL: 07513022300

BEING Lot Number 1067 on the Plan of Hermitage Hills Subdivision, Section 9, as of record in Book 3600, Page 97, Register's Office for Davidson County, Tennessee.

SAID Lot Number 1067 fronts 78.7 feet on the westerly margin of Bonnaspring Drive and runs back between lines, measuring 156.48 feet on the northerly line and 121.0 feet on the southerly line to a broken line in the rear measuring 110.8 feet thereon.

AND BEING the same property conveyed to Carl Richard Poe and wife, Edith Edean Poe, by Warranty Deed from Mildred G. Crowell, dated June 1, 1967, of record in Book 4148, Page 893, Register's Office, Davidson County, Tennessee. Carl Richard Poe's interest in said property was vested in Edith Edean Poe by Final Decree of Divorce entered April 24, 1978 of record in Book 5303, Page 240, Register's Office, Davidson County, Tennessee. Edith Edean Poe died January 25, 2012 intestate in Davidson County, Tennessee, and her interest in said property passed by intestate succession to her heirs-at-law: her brother, Clarence Woods, and her sister, Jewell Dillard. See Affidavit of Heirship of record in Instrument No. 20120425003535 3, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land with the appurtenances, estate, title and interest thereto belonging to the said **ROBERT S. HITE, his heirs and assigns,** forever.

We covenant with the Grantee that we are lawfully seized and possessed of said tract of land in fee simple; that we have a good and lawful right to convey the same and that the same is unencumbered, except subject to Restrictive Covenants of record in Book 3864, Page 441, Register's Office, Davidson County, Tennessee, and subject to any and all matters shown on plat of record in Book 3600, Page 97, Register's Office, Davidson County, Tennessee.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever

defend the title to said tract of land to the said **ROBERT S. HITE, his heirs and assigns,** against the lawful claims of all persons whomsoever.

Grantors to give Grantee immediate possession.

The 2012 property taxes to be prorated.

WITNESS our signatures, this the 24th day of April, 2012.

Jewell Dillard
JEWELL DILLARD

Clarence Woods
CLARENCE WOODS

STATE OF TENNESSEE
COUNTY OF Smith

Personally appeared before me, Lavelia C. Bowman, a Notary Public in and for the aforesaid County and State, the within named bargainor, **JEWELL DILLARD,** 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 at office in Carthage, Tennessee, this 24th day of April, 2012.

LAVELIA C. BOWMAN
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

Lavelia C. Bowman
Notary Public
My Commission Expires: 9/16/2014

STATE OF TENNESSEE
COUNTY OF Smith

Personally appeared before me, Lavelia C. Bowman, a Notary Public in and for the aforesaid County and State, the within named bargainor, **CLARENCE WOODS,** 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 at office in Carthage, Tennessee, this 24th day of April, 2012.

LAVELIA C. BOWMAN
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

Lavelia C. Bowman
Notary Public
My Commission Expires: 9/16/2014

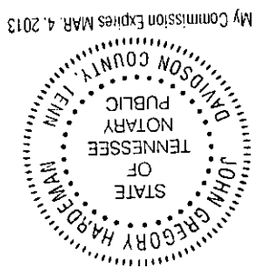
Send 2012 property tax notice to: ROBERT S. HITE
7105 Peach Court, Suite 212
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 88,500.00, which amount is equal to or greater than the property transferred would command as a fair voluntary sale.

Affiant

Sworn and subscribed to before me this the 25 day of April, 2012.



Notary Public
My Commission Expires: _____