Davidson County	DEEDWARR
Recvd: 10/15/12 14:06	5 pgs
Fees:27.00 Taxes:0.00	
20121015-0094309	

Prepared By: Shelly Norris
Reliance First Capital
207 South Service Rd Suite 25
Melville, NY 11747

WARRANTY DEED

MAIL RECORDED DEED TO:	**OWNER (SEND TAX BILLS TO):**
RICKY GLEN HALE REGINA SUE HALE 1388 UNION HILL ROAD GOODLETTSVILLE, TN 37072	RICKY GLEN HALE REGINA SUE HALE 1388 UNION HILL ROAD GOODLETTSVILLE, TN 37072

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, REGINA SUE HALE, a remarried widow, who took title as REGINA HILTON, joined by her spouse, RICKY GLEN HALE, (herein, "Grantor"), whose address is 1388 Union Hill Road, Goodlettsville, TN 37072, hereby sells, transfers and conveys to RICKY GLEN HALE and REGINA SUE HALE, husband and wife, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 1388 Union Hill Road, Goodlettsville, TN 37072, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 1388 Union Hill Road, Goodlettsville, TN 37072

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever. AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against all lawful claims whatever.

WITNESS my hand and seal this 6 day of October, 2012.

PIN NO: 17/288.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

Property address: 1388 Union Hill Road, Goodlettsville, TN 37072

GRANTOR:

Regina Sue Hale

Regina Sue Hale,
who took title as Regina Hilton

Ricky Glen Hale

Ricky Glen Hale

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Regina Sue Hale, who took title as Regina Hilton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 6 day of October, 2012.

[Affix Notary Seal]

CLAUDIA BOYETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: My Commission Expires Nov. 4, 2013

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Ricky Glen Hale, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 6 day of October, 2012.

[Affix Notary Seal]

CLAUDIA BOYETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: My Commission Expires Nov. 4, 2013

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(A) as it is a transfer between spouses in accordance with that section.

Property address: 1388 Union Hill Road, Goodlettsville, TN 37072

OATH OF CONSIDERATION

STATE OF TN
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $10.00.

GRANTEE

Grantee signature Ricky Glen Hale
Ricky Glen Hale

Subscribed and sworn to under oath before me, this 6 day of October, 2012.

Claudia Boyett
SIGNATURE OF NOTARY PUBLIC
My commission expires: _____

[Affix Notary Seal]

CLAUDIA BOYETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Nov. 4, 2013

Property address: 1388 Union Hill Road, Goodlettsville, TN 37072

EXHIBIT A

[Legal Description]

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF Davidson, STATE OF Tennessee, AND IS DESCRIBED AS FOLLOWS:

BEING A CERTAIN PARCEL OR TRACT OF LAND IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY RAY G. COLE, SURVEYOR, LICENSE NO. 924, DATED APRIL 9, 1986, AS FOLLOWS, TO-WIT:

BEGINNING AT AN IRON PIN SET IN THE NORTHEASTERLY MARGIN, 20 FEET FROM THE CENTER LINE OF UNION HILL ROAD, THE MOST WESTERLY, CORNER OF THIS TRACT, AND BEING THE MOST WESTERLY CORNER OF PROPERTY AS DESCRIBED IN DEED BOOK 5781, PAGE 447, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE; THENCE, LEAVING SAID ROAD N. 31 DEG. 51 MIN. 05 SEC. E. 402.08 FEET TO AN EXISTING IRON PIN; THENCE, S. 73 DEG. 32 MIN. 55 SEC. E. 296.31 FEET TO A CORNER ROCK BY A CORNER POST; THENCE, S 27 DEG. 28 MIN. 40 SEC. W. 30.79 FEET TO AN EXISTING IRON PIPE AT A FENCE CORNER THENCE S. 82 DEG. 44 MIN. 20 SEC. E. 73.53 FEET TO AN IRON PIN SET; THENCE, WITH A NEW DIVIDING LINE, S. 31 DEG. 51 MIN. 05 SEC. W. 570.39 FEET TO AN IRON PIN SET IN THE NORTHEASTERLY MARGIN OF SAID UNION HILL ROAD; THENCE, WITH THE MARGIN OF SAID ROAD, N. 43 DEG. 57 MIN. 35 SEC. W. 366.05 FEET TO THE BEGINNING, CONTAINING 4.00 ACRES, MORE OR LESS.

Parcel ID: 17/288.00

Commonly known as 1388 Union Hill Road, Goodlettsville, TN 37072

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Warranty Deed Book 6881 at Page 301 on June 9, 1986.

PIN NO: 17/288.00

STREET ADDRESS:

1388 Union Hill Road, Goodlettsville, TN 37072

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance, nor has such preparer verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated.

True Copy Certification

I, **Perre M. Cabell**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **Mississippi**

County of **Hancock**

Personally appeared before me, **Ken L Amacker**, a notary public for this county and state, **Perre M. Cabell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/15/2013
Notary' Seal (if on paper)

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 77993
KEN L. AMACKER
Commission Expires
June 15, 2013
PEARL RIVER COUNTY