THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
P. O. Box 904
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BILL GARRETT, Davidson County
Trans:T20120079735 DEEDWARR
Recvd: 10/19/12 14:24 3 pgs
Fees:18.00 Taxes:185.00
20121019-0096192

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Terry E. Wilkes and wife Janet Wilkes and Joseph S. Dozier P. O. Box 70612 Nashville, TN 37207	Same	Map: 55-0 Parcel: 78

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, KELTON D. HERSTON and TOMMY SMITH, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto TERRY E. WILKES and wife JANET WILKES, and JOSEPH S. DOZIER, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A tract or parcel of land containing 20.29 acres, described according to a survey dated September 29, 2012 by Winston B. Gaffron, Jr., Registered Land Surveyor, No. 1070, as follows:

Beginning at an iron pin in the northerly right of way of State Highway No. 12 and being in the easterly line of Billy C. Pentecost and Geraldine Pentecost; thence, with the easterly line of Billy C. Pentecost and Geraldine Pentecost N 49 deg 59'38" E, a distance of 399.84 feet to an iron pin; thence with the easterly lines of Billy C. Pentecost N 82 deg. 38' 42" for a distance of 248.52 feet to an iron pin; thence, N 63 deg. 15' 02" E, for a distance of 210.00 to an iron pin; thence, N 48 deg. 32' 47" E, for a distance of 670.0 feet to an iron pin; thence with the southerly line of Joseph S. Dozier N 89 deg. 10' 38" E, for a distance of 354.64 feet to an iron pin; thence, with the westerly lines of Robert S. Mayberry and Nelda B. Mayberry S 09 deg. 05' 02" W. for a distance of 244.63 feet to an iron pin and S 37 deg. 56' 41" W, for a distance of 393.56 feet to an iron pin; thence, with the westerly lines of Joshua Southards and Bryn Southards S 37 deg. 54' 15" W, for a distance of 146.27 feet to an iron pin; thence S 31 deg. 21' 29" W, for a distance of 185.09 feet to an iron pin; thence, S 51 deg. 47' 11" W, for a distance of 339.88 feet to an iron pin; thence, S 60 deg. 23' 03" W, for a distance of 155.01 feet to an iron pin; thence, S 52 deg. 04' 38" W, for a distance of 164.99 feet to an iron pin; thence, with the northerly right-of-way of State Highway No. 12 N 35 deg. 02' 00" W, for a distance of 69.70 feet to an iron pin; thence, N 78 deg. 55' 06" W, for a distance of 351.51 feet to a concrete right-of-way monument and N 68 deg. 02' 27" W, for a distance of 403.68 feet to the beginning, containing 20.29 acres, more or less.

Being a part of the property conveyed to Kelton D. Herston and Tommy Smith by deed of record in Book 5720, Page 872, Register's Office for Davidson County, Tennessee. The last instrument of record is of record in instrument no. 20000511-0047810 Register's Office for Davidson County, Tennessee.

By their signatures hereto, the Grantees affirm that they will be vested in and shall hold title to the hereinabove described property as follows: Terry E. Wilkes and wife Janet Wilkes, as tenants by the entirety, a one-half (1/2) undivided interest, and Joseph S. Dozier a one-half (1/2) undivided interest.

The said property is unimproved property and was never used by either of the Grantors as a residence/

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever.

And we, the GRANTORS, do covenant with the said GRANTEES, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2012, which are now due, which have been prorated between the parties and will be paid, in full, by the Closing Attorney.

And, we, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land unto the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS" "GRANTEES"

KELTON D. HERSTON

TOMMY SMITH

TERRY E. WILKES

JANET WILKES

JOSEPH S. DOZIER

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KELTON D. HERSTON, TOMMY SMITH, TERRY E. WILKES, JANET WILKES AND JOSEPH S. DOZIER, 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, at office, this the 19th day of October, 2012..

NOTARY PUBLIC

My Commission Expires: August 20, 2013

HOMER R. AYERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $50,000.00.

Terry E. Wilkes
Affiant

Sworn to and subscribed before me, this the 19th day of October, 2012

NOTARY PUBLIC

My Commission Expires: August 20, 2013

HOMER R. AYERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY