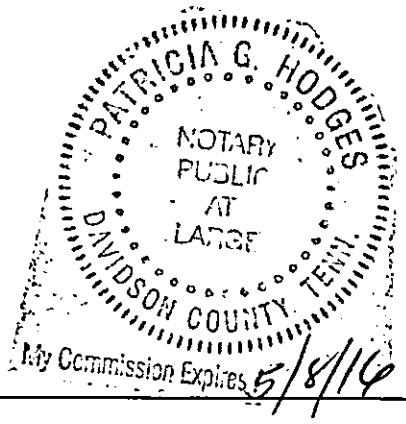


STATE OF TENNESSEE }
COUNTY OF Davidson }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $204,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF November, 2012.

NOTARY PUBLIC

My Commission expires: 5/8/16

THIS INSTRUMENT PREPARED BY:
MOUNTAIN LAW GROUP, LLC
1616 WESTGATE CIRCLE, BRENTWOOD TN 37027
Telephone: 615.844.6161 Facsimile: 888.422.5090

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Calan O'Bryant and Allison O'Bryant 9140 Old Charlotte Pike Pegram, TN 37143	Same	126.25

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, we,

Robert C. Ayers and wife, Kathryn S. Ayers

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto

Calan O'Bryant and Allison O'Bryant, husband and wife

hereinafter called the **GRANTEES**, their successors, heirs and assigns, all of **GRANTORS'** right, title and interest in and to a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

A certain tract or parcel of land located in the 9th Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson-Miller, Engineers-Surveyors, June 29, 1957, as follows:

Beginning at a point in the westerly margin of Old Charlotte Road, said point being 575 feet northerly from the northwest intersection of said Old Charlotte Road and U. S. Highway No. 70; thence with the margin of said Road, north 2 degrees east 150 feet to a point; thence north 88 degrees west 698.2 feet to a point; thence south 8 degrees 49' west 151 feet to a point; thence south 88 degrees east 715.6 feet to the point of beginning.

BILL GARRETT, Davidson County
Trans:T20120092437 DEEDWARR
Recvd: 12/04/12 10:55 2 pgs
Fees:13.00 Taxes:754.80
20121204-0111391

Being the same property conveyed to Robert C. Ayers and wife, Kathryn S. Ayers, by installment deed, dated June 9, 1966, of record in Book 4025, page 576, Register's Office for Davidson County, Tennessee.
This conveyance is subject to any and all zoning regulations, building restrictions and set back lines, if any, easements and right-of-way for public utilities and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2013, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: 9140 Old Charlotte Pike, Pegram, TN 37143.

TO HAVE AND TO HOLD the said tract or parcel of land, with all the appurtenances, estate, title, hereditaments and interest thereto belonging to the said **GRANTEES**, their heirs, successors and assigns in fee simple forever.

GRANTORS covenant with said **GRANTEES** that **GRANTORS** are lawfully seized and possessed of said land in fee simple, have full power and lawful authority to sell and convey the same, and that the same is free, clear and unencumbered, unless otherwise set out herein. **GRANTORS** do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the **GRANTEES**, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, **GRANTORS** have caused this instrument to be executed on this 16th day of November, 2012.

"GRANTORS"

Robert C. Ayers

Robert C. Ayers

Kathryn S. Ayers

Kathryn S. Ayers

ACKNOWLEDGMENT: All acknowledgments shall be under the seal of office of the officer taking same.

STATE OF TENNESSEE)
COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for the State and County aforesaid, Robert C. Ayers and wife, Kathryn S. Ayers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person/s executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of November, 2012.

Notary Public

PATRICIA G. HODGES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires 5/8/16