THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & BRACEY, PLC
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

BILL GARRETT, Davidson County
Trans:T20120097637 DEEDWARR
Recvd: 12/21/12 08:15 3 pgs
Fees:18.00 Taxes:28.12
20121221-0117668

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No
BRIAN LANCE 3781 Sandy Springs Road Springfield, TN 37172	Same	028-00-0-095

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **GEORGE LUTHER AVERITT, ADMINISTRATOR OF THE ESTATE OF JAMES L. AVERITT,** has this day bargained and sold, and does hereby transfer and convey unto the said **BRIAN LANCE, a married person, and EDWIN LANCE, a married person,** the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 14th Civil District of Davidson County, Tennessee, being Tract No. 8 of the Edward W. Thompson property described according to a survey by Southeastern Engineering Company under date of October 15, 1967, as revised April 18, 1968, as follows:

Beginning at a point in the northerly margin of Ridge Hill Drive, said point being 697.66 feet west of the southwest corner of the M. E. Spruill property of record in Book 3761, page 337, R.O.D.C.; thence North 22° 36' East a distance of 484.66 feet to a point in the south margin of the Martin property; thence with said Martin south line North 69° 10' West a distance of 450.0 feet to a point; thence South 13° 05' West a distance of 375.41 feet to the northern margin of Ridge Hill Drive; thence southeasterly with the north margin of Ridge Hill Drive 392.52 feet to the point of beginning and containing 4.43 acres more or less.

Being the same property conveyed to JAMES AVERITTE and wife, ELIZABETH AVERITTE, by deed from WILLIAM C. GIFFORD and wife, SUE GIFFORD, of record as Book 5765, page 865, dated July 2, 1981, said Register's Office. The said Elizabeth Averitte a/k/a Elizabeth Averitt having predeceased her husband, leaving James Averitte a/k/a James Averitt as the surviving tenant by the entireties. The said James Averitt having since died on or about October 13, 2005, leaving no will. His Estate being administered

in the Seventh Circuit Court of Davidson County, Tennessee, Probate division, as Docket No. 06P266, by order of the Probate Court dated December 5, 2011, the subject property was created to be sold by the administration.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $7,600.00

Subscribed and sworn to before me,
this 13th day of December, 2012.
My Commission Expires: 2/28/16

Affiant

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

This is unimproved property located at 5032 Ridge Hill Drive, Joelton, Davidson County, Tennessee 37080.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his (successors), heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his (successors), heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

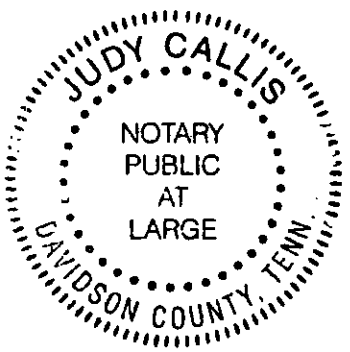
Witness my hand this 13th day of December, 2012.

GEORGE LUTHER AVERITT,
Administrator of the Estate of James L. Averitt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, **GEORGE LUTHER AVERITT,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be Administrator of the Estate of James L. Averitt, and that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 13th day of December, 2012.



Judy Callis
NOTARY PUBLIC

My Commission Expires: 3/8/16