BILL GARRETT, Davidson County
Trans:T20130046639 DEEDWARR
Recvd: 06/04/13 15:42 3 pgs
Fees:18.00 Taxes:249.75
20130604-0056644

This instrument prepared by
Wood Law Offices, P.C.
Post Office Box 636
Parsons, Tennessee 38363

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of SIXTY SEVEN THOUSAND FIVE HUNDRED AND NO/100----------

----------($67,500.00)----------DOLLAR, cash in hand paid to the Grantors by the Grantees, the receipt of which is hereby acknowledged, I, **KEVIN KREMPOSKY, as Substitute Executor of the ESTATE OF BOBBIE J. GANN**, as Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **DEWEY LINEBERRY AND WIFE, MARIBEL V. LINEBERRY**, as Grantees, their heirs and assigns, certain tracts or parcels of land located in Davidson County, Tennessee, and being more particularly described as follows:

PARCEL IDENTIFICATION 053120078.00
LOCATION: 2617 Old Hickory Blvd.

Being Lots Nos. 17, 18, 19, 20, and 21 of Block 4 on the Plan of Dabbs and Elliott Subdivision No. 1, Old Hickory, Tennessee, as of record in Book 547, page 97, Register's Office of said County.

Said Lots Nos. 17, 18, 19, 20 front 25 feet each on the northeasterly side of Old Hickory Boulevard, formerly Concrete Drive, and run back between parallel lines 120 feet to an alley.

Said Lot No. 21 fronts 23 feet on the northeasterly side of Old Hickory Boulevard, formerly Concrete Drive, and runs back between parallel lines with the northwesterly margin of 28th Street, 120 feet to an alley.

This being the same property conveyed to Charles E. Gann and wife, Bobbie J. Gann from Mattie Kelly deed of record in Book 4828, Page 373, Register's Office of Davidson County, Tennessee. The said Charles E. Gann predeceased his wife, Bobbie J. Gann and she received this property as Tenants by the Entirety. The said Bobbie J. Gann died testate on November 11, 2005, and an estate was opened in the Seventh Circuit (Probate) Court of Davidson County, Tennessee on June 12, 2012, Docket No. 05P 1767. The Substitute Executor of the Estate of Bobby J. Gann, Kevin Kremposky, was given authorization from the First Circuit Court for Davidson County, Tennessee, Probate Division, to sell said property and to execute all documents necessary to effectuate the sale by Order to Confirm the Sale of Real Property, as filed with said Court on April 12, 2013.

PARCEL IDENTIFICATION 053 12 0 074.00
LOCATION: 2615 Old Hickory Blvd.

Being the northerly 63 feet of Lots 14, 15, and 16 in Block 4, Dabbs and Elliott's Subdivision property, as shown of record in Book 547, page 97, Register's Office of Davidson County, Tennessee, to which record reference is hereby expressly made and adopted.

Said Lots front 25 feet each on the southerly side of an alley located at the northerly side of said Lots, and each run back southerly 63 feet between parallel lines to a deal line, and each Lot measures thereon 25 feet.

This being the same property conveyed to Charles E. Gann and wife, Bobbie J. Gann from Mattie Kelly deed of record in Book 5867, Page 720, Register's Office of Davidson County, Tennessee. The said Charles E. Gann predeceased his wife, Bobbie J. Gann and she received this property as Tenants by the Entirety. The said Bobbie J. Gann died testate on November 11, 2005, and an estate was opened in the Seventh Circuit (Probate) Court of Davidson County, Tennessee on June 12, 2012, Docket No. 05P 1767. The Substitute Executor of the Estate of Bobby J. Gann, Kevin Kremposky, was given authorization from the First Circuit Court for Davidson County, Tennessee, Probate Division, to sell said property and to execute all documents necessary to effectuate the sale by Order to Confirm the Sale of Real Property, as filed with said Court on April 12, 2013.

This property is subject to a right-of-way easement for highway purposes as recorded in Book 4993, Page 951, Register's Office of Davidson County, Tennessee.

This Deed was prepared without the benefit of a survey and therefore the preparer makes no certification as to the accuracy of the descriptions.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, unto the Grantees, their heirs and assigns in fee simple forever. And the Grantor does covenant with the Grantees that he is lawfully seized and possessed of his interest in said land in fee simple; has a good right to convey it, and that the same is unencumbered.

And the Grantor does further covenant and bind himself and his heirs and assigns to warrant and forever defend the title to said land unto the Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my signature this the 17th day of May, 2013.

ESTATE OF BOBBIE J. GANN

Kevin Kremposky
Substitute Executor

----------ACKNOWLEDGMENT----------

STATE OF TENNESSEE
COUNTY OF Decatur

Personally appeared before me, the undersigned, a Notary Public, and for State and County, the within named, **KEVIN KREMPOSKY, as Substitute Executor of the ESTATE OF BOBBIE J. GANN,** the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Decatur County, Tennessee, this the 17th day of May, 2013.

Notary Public

My commission expires 8/2/2015.

KIMBERLY BROOKS
STATE OF TENNESSEE NOTARY PUBLIC
DECATUR COUNTY

(Statement required by Chapter 178, Public Acts of 1967 as amended)

STATE OF TENNESSEE
COUNTY OF Decatur

The undersigned hereby swears or affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $67,500.00, which amount is equal to or greater than the amount which the property would command at a fair voluntary sale.

(affiant)

Subscribed to and sworn to before me this the 17th day of May, 2013.

Notary Public

My commission expires 8/2/2015.

KIMBERLY BROOKS
STATE OF TENNESSEE NOTARY PUBLIC
DECATUR COUNTY

New Owner

Persons responsible for payment of taxes: Dewey Lineberry and wife, Maribel V. Lineberry,

111 Lineberry Blvd.
Mt. Juliet TN 37122