BILL GARRETT, Davidson County
Trans:T20130099921 DEEDWARR
Recvd: 11/26/13 08:55 3 pgs
Fees:17.00 Taxes:0.00
20131126-0121162

THIS INSTRUMENT PREPARED BY:
JOSEPH M. BARRETT, ESQ.
RAMSEY, THORNTON & BARRETT, PLC
10200 RAMSEY WAY
DICKSON, TENNESSEE 37055
File No: 2147.01/LER 40011

ADMINISTRATOR'S DEED

I, MARK D. SHANE, Administrator of the Estate of BETTY CHRISTINE SHANE, deceased, for the purpose of making a final distribution to the heirs of BETTY CHRISTINE SHANE of the real property remaining under said Estate, by these presents do transfer and convey unto RONALD E. SHANE, CONNIE SHANE, and MARK D. SHANE, their heirs and assigns, a 30.5% undivided interest pursuant to an Agreed Order filed on October 25, 2012, in the case styled Wanda F. Early, Cynthia L. Salinas, Cheryl R. Huffman, Betty C. Shane, Melody S. Johnson, Rita D. Robbins, and Vernice A. Hobbs, v. Arthur M. Huffman, in the Chancery Court for Davidson County, Tennessee, Docket No. 10-1960-III, in certain tracts or parcels of land as follows:

PARCEL ONE: Map & Parcel No. 091 13 0 348.00 (Improved)

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEGINNING on a stake in the East boundary line of Lellyette Avenue 100 feet from the corner of Lellyette Avenue and Lenox Avenue and running with this boundary line South 5 degrees East 65 feet to a stake in the same boundary line; thence North 72 degrees East 39 feet to a stake in the East boundary line of the Cowden tract; thence North 72 degrees East 39 feet to a stake in the East boundary line of the Cowden tract; thence North 5 degrees West 65 feet with this boundary line to a stake; thence South 72 degrees West 39 feet to the beginning, being a parcel of land lying between the Keif and Huffman corner lots.

Being the same property in which tenants by the entirety was created by deed to Vercie Furlow Sharpe from Elton Sharpe, dated April 14, 1964, and of record in Book 3710, Page 281, in the Register's Office of Davidson County, Tennessee. Also being the same property title to which vested in Vercie Furlow Sharpe upon the death of her husband, Elton Sharpe, by reason of their tenants by the entirety. Also being the same property title which vested in Arthur M. Huffman, Betty C. Shane, Wanda F. Early, Melody S. Johnson, Rita D. Robbins, Vernice A. Hobbs, Cynthis L. Salina, Cheryl R. Huffman and Floyd F. Huffman, Jr. by operation of law as the heirs-at-law of Vercie Furlow Sharpe upon her death. (See Affidavit of Heirship file February 2, 2011, Instrument #20110202-0009089.) Also being part of the same property in which Floyd F. Huffman, Jr. conveyed his 20% undivided interest to Arthur M. Huffman 5%, Betty C. Shane 5%, Wada F. Early 1.25%, Melody S. Johnson 1.25%, Rita D. Robbins 1.25%, Vernice A. Hobbs 1.25%, Cynthia L. Salina 2.5% and Cheryl R. Huffman 2.5% by Quitclaim Deed dated January 11, 2012, and of record in Instrument #20120208-0011280 in the Register's Office of Davidson County, Tennessee. Also being part of the same property in which a life estate interest was vested in Arthur M. Huffman and undivided interests were vested to Arthur M. Huffman 8.59%, Betty C. Shane 30.5%, Cynthis L. Salinas 15.25%, Cheryl R. Huffman 15.25 %, Wanda F. Early 7.625%, Melody S. Johnson 7.625%, Rita D. Robbins 7.625%, and Vernice A. Hobbs 7.625% by Agreed Order filed on October 25, 2012 in the case styled Wanda F. Early, Cynthia L. Salina, Cheryl R. Huffman, Betty C. Shane, Melody S. Johnson, Rita D. Robbins, and Vernice A. Hobbs v. Aruthur M. Huffman, Docket No. 10-1960-III in the Chancery Court for Davidson County, Tennessee, and filed on November __, 2013, in Instrument #20131126-0121161, in the Register's Office of Davidson County, Tennessee.

This property is subject to the right-of-way for Lellyette Avenue.

This property is subject to the the terms and conditions as set forth in Agreed Order file on October 25, 2012 in the case styled Wada F. Early, Cynthia L. Salina, Cheryl R. Huffman, Betty C. Shane, Melody S. Johnson, Rita D. Robbins, and Vernice A. Hobbs v. Aruthur M. Huffman, Docket No. 10-1960-III in the Chancery Court for Davidson County, Tennessee.

This conveyance is subject to the Life Estate Interest of Arthur M. Hoffman.

PARCEL TWO: Map & Parcel No. 091 13 0 347.00 (Improved)

Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING part of Lot No. 5 on the map showing subdivison of John M. Branham's Farm, as of record in Book 547, Page 14, Register's Office for said County, and more particularly described as follows: BEGINNING at a point in the westerly line of said Lot No. 5, said point being 338 feet from the southwest corner of said Lot No. 5; thence with said westerly line North 5-1/4 degrees West 94 feet to a point; thence North 75-3/4 degrees East 200 feet to a point; thence South 5-1/4 degrees East 94 feet to a point; thence South 75-3/4 degrees West 200 feet to point of beginning.

Being the same property conveyed to James Elton Sharp and wife, Dercie Furlough Sharp by deed from James Virgil Thomas, Sr. and wife, Devola V. Thomas, dated January 2, 1954, and of record in Book 2749, Page 634, in the Register's Office of Davidson County, Tennessee. Also being the same property title to which vested in Dercie Furlough Sharpe upon the death of her husband, James Elton Sharpe, by reason of their tenants by the entirety. Also being the same property title which vested in Arthur M. Huffman, Betty C. Shane, Wanda F. Early, Melody S. Johnson, Rita D. Robbins, Vernice A. Hobbs, Cynthis L. Salina, Cheryl R. Huffman and Floyd F. Huffman, Jr. by operation of law as the heirs-at-law of Vercie Furlow Sharpe upon her death. (See Affidavit of Heirship file February 2, 2011, Instrument #20110202-0009089.) Also being part of the same property in which Floyd F. Huffman, Jr. conveyed his 20% undivided interest to Arthur M. Huffman 5% , Betty C. Shane 5%, Wada F. Early 1.25%, Melody S. Johnson 1.25%, Rita D. Robbins 1.25%, Vernice A. Hobbs 1.25%, Cynthia L. Salina 2.5% and Cheryl R. Huffman 2.5% by Quitclaim Deed dated January 11, 2012, and of record in Instrument #20120208-0011280 in the Register's Office of Davidson County, Tennessee. Also being part of the same property in which a life estate interest was vested in Arthur M. Huffman and undivided interests were vested to Arthur M. Huffman 8.59%, Betty C. Shane 30.5%, Cynthis L. Salinas 15.25%, Cheryl R. Huffman 15.25 %, Wanda F. Early 7.625%, Melody S. Johnson 7.625%, Rita D. Robbins 7.625%, and Vernice A. Hobbs 7.625% by Agreed Order filed on October 25, 2012 in the case styled Wanda F. Early, Cynthia L. Salina, Cheryl R. Huffman, Betty C. Shane, Melody S. Johnson, Rita D. Robbins, and Vernice A. Hobbs v. Aruthur M. Huffman, Docket No. 10-1960-III in the Chancery Court for Davidson County, Tennessee, and filed on November __, 2013, in Instrument #20131126-0121161, in the Register's Office of Davidson County, Tennessee.

Dercie Furlough Sharpe, Cercie Furlow Sharpe and Vercie F. Sharpe are on and the same person.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said RONALD E. SHANE, CONNIE SHANE, and MARK D. SHANE, their heirs and assigns, forever.

WITNESS MY HAND this 22nd day of November, 2013.

ESTATE OF BETTY CHRISTINE SHANE

MARK D. SHANE, Administrator

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, MARK D. SHANE, Administrator of the Estate of BETTY CHRISTINE SHANE, deceased, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

JOAN M. AHLHEIT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON My Commission Expires 05-24-2016

WITNESS MY HAND and official seal at office in said County this 22nd day of November, 2013.

NOTARY PUBLIC

My Commission Expires: _____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer is $0, this being a transfer incident to the distribution of the estate of Betty Christine Shane.

Affiant

JOAN M. AHLHEIT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON My Commission Expires 05-24-2016

Sworn to and subscribed to before me this 22nd day of November, 2013.

Notary Public

My Commission Expires: _____

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Map & Parcels:
091 13 0 348.00
091 13 0 347.00

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
Ronald E. Shane, Connie Shane and Mark D. Shane
c/o Mark D. Shane
216 Black Road
Dickson, TN 37055