Prepared by:

Bobo, Hunt, White & Burk
111 N Spring Street, Suite 202
Shelbyville, TN 37160

Information contained in this Deed was furnished by the parties.

This Deed was prepared without the benefit of a title examination.

Tax Responsibility:

Robert Lee Deakins, Sr., et ux -- Owners
1986 Tinnin Road
Goodlettsville, TN 37072

Map 96-6 Parcel 128 NC

BILL GARRETT, Davidson County
Trans:T20150093795 DEEDWARR
Recvd: 11/03/15 14:38 6 pgs
Fees:33.00 Taxes:277.50
20151103-0112113

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, ***ROBERT E. FELTNER, MARGARET K. GRAHAM, DONNA L. THOMPSON, PATRICIA A. BOURNE, and SANDRA G. BONANO,*** have this day bargained and sold and do hereby sell, transfer and convey unto ***ROBERT LEE DEAKINS, SR. and JULIE ANN DEAKINS,*** husband and wife, their heirs and assigns, certain real estate lying and being in Davidson County, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 175 on the Plan of Cloverhill, Section IV, as of record in Book 2133, page 62, Register's Office for said County.

Said Lot No. 175 fronts 65 feet on the north side of Cottonwood Drive and runs back 209.2 feet on the west line and 239.6 feet on the east line, to a dead line in the rear, on which it measures 80 feet.

Being the same property conveyed to Robert S. Feltner by Deed from Una Walkup Feltner, dated June 19, 1985, of record in Book 6589, Page 691, Register's Office of Davidson County, Tennessee.

BY WAY OF RECITAL, the said Robert S. Feltner died testate on August 25, 2015. His Last Will and Testament has been probated in the Chancery Court of Bedford County, Case No. 30,907. This real estate was devised to the grantors herein, being all of his children.

LAW OFFICES
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WHITE & BURK
SUITE 202
REGIONS BANK BLDG.
P.O. BOX 169
SHELBYVILLE, TN 37162

This conveyance is subject to any and all existing easements and restrictions of record.

To have and to hold said tract or parcel of real estate, together with all improvements thereon and all appurtenances thereunto belonging, unto the said ***ROBERT LEE DEAKINS, SR. and JULIE ANN DEAKINS***, husband and wife, their heirs and assigns, forever.

We covenant that we are lawfully seized and possessed of said property; have a good and lawful right to sell and convey the same, and that it is free and unencumbered, except for restrictions of record, if any.

We further covenant and bind ourselves, our heirs, representatives and assigns, to forever warrant and defend the title to said property unto the said ***ROBERT LEE DEAKINS, SR. and JULIE ANN DEAKINS***, husband and wife, their heirs and assigns, against the lawful claims and demands of all persons, whomsoever.

And, I, ***LINNA G. FELTNER***, the surviving spouse of Robert S. Feltner, do hereby join in this conveyance for the purpose of quitclaiming any and all interest that I may have in this property.

Witness our signatures, the day and date of the respective Notary acknowledgments below.

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ROBERT E. FELTNER

DONNA L. THOMPSON by virtue of a Limited Power of Attorney of record at Instrument No. 20151103-0112108 Register's Office of Davidson County, Tennessee

Margaret K. Graham
By Robert E. Feltner AIF

MARGARET K. GRAHAM by virtue of a Limited Power of Attorney of record at Instrument No. 20151103-0112109 Register's Office of Davidson County, Tennessee.

Patricia A. Bourne
By Robert E. Feltner AIF

PATRICIA A. BOURNE by virtue of a Limited Power of Attorney of record at Instrument No. 20151103-0112111 Register's Office of Davidson County, Tennessee.

Sandra G. Bonano
By Robert E. Feltner AIF

SANDRA G. BONANO by virtue of a Limited Power of Attorney of record at Instrument No. 20151103-0112110 Register's Office of Davidson County, Tennessee.

Linna G. Feltner
By Robert E. Feltner AIF

LINNA G. FELTNER by virtue of a Limited Power of Attorney of record at Instrument No. 20151103-0112112 Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE,

COUNTY OF BEDFORD.

Personally appeared before the undersigned Notary Public in and for said State and County, the within named ***ROBERT E. FELTNER***, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 26th day of October, 2015.

Judy Garrett
Notary Public

JUDY GARRETT
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY

My commission expires: 01/13/2016

LAW OFFICES
BOBO, HUNT, WHITE & BURK
SUITE 202
REGIONS BANK BLDG.
P.O. BOX 169
SHELBYVILLE, TN 37162

STATE OF TENNESSEE,

COUNTY OF BEDFORD.

Personally appeared before the undersigned Notary Public in and for said State and County, the within named ***ROBERT E. FELTNER***, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for ***DONNA L. THOMPSON***, the bargainor, pursuant to a Limited Power of Attorney of record at Instrument No. 20151103-0112108, Register's Office of Davidson County, Tennessee, and that he was authorized by the said ***DONNA L. THOMPSON*** to execute this instrument on her behalf.

Witness my hand and official seal, this 26th day of October, 2015.

Judy Garrett
Notary Public

JUDY GARRETT
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY

My commission expires: 01/13/2016

STATE OF TENNESSEE,

COUNTY OF BEDFORD.

Personally appeared before the undersigned Notary Public in and for said State and County, the within named ***ROBERT E. FELTNER***, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for ***MARGARET K. GRAHAM***, the bargainor, pursuant to a Limited Power of Attorney of record at Instrument No. 20151103-0112109, Register's Office of Davidson County, Tennessee, and that he was authorized by the said ***MARGARET K. GRAHAM*** to execute this instrument on her behalf.

Witness my hand and official seal, this 26th day of October, 2015.

Judy Garrett
Notary Public

JUDY GARRETT
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY

My commission expires: 01/13/2016

LAW OFFICES
BOBO, HUNT,
WHITE & BURK
SUITE 202
REGIONS BANK BLDG.
P.O. BOX 169
SHELBYVILLE, TN 37162

STATE OF TENNESSEE,

COUNTY OF BEDFORD.

Personally appeared before the undersigned Notary Public in and for said State and County, the within named ***ROBERT E. FELTNER***, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for ***PATRICIA A. BOURNE***, the bargainor, pursuant to a Limited Power of Attorney of record at Instrument No. 20151103-0112111, Register's Office of Davidson County, Tennessee, and that he was authorized by the said ***PATRICIA A. BOURNE*** to execute this instrument on her behalf.

Witness my hand and official seal, this 26th day of October, 2015.

Judy Garrett
Notary Public

JUDY GARRETT
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY

My commission expires: 01/13/2016

STATE OF TENNESSEE,

COUNTY OF BEDFORD.

Personally appeared before the undersigned Notary Public in and for said State and County, the within named ***ROBERT E. FELTNER***, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for ***SANDRA G. BONANO***, the bargainor, pursuant to a Limited Power of Attorney of record at Instrument No. 20151103-0112110, Register's Office of Davidson County, Tennessee, and that he was authorized by the said ***SANDRA G. BONANO*** to execute this instrument on her behalf.

Witness my hand and official seal, this 26th day of October, 2015.

Judy Garrett
Notary Public

JUDY GARRETT
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY

My Commission Expires: 01/13/2016

LAW OFFICES
BOBO, HUNT,
WHITE & BURK
SUITE 202
REGIONS BANK BLDG.
P.O. BOX 169
SHELBYVILLE, TN 37162

STATE OF TENNESSEE,

COUNTY OF BEDFORD.

Personally appeared before the undersigned Notary Public in and for said State and County, the within named ***ROBERT E. FELTNER***, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for ***LINNA G. FELTNER***, the bargainor, pursuant to a Limited Power of Attorney of record at Instrument No. 20151103-0114112, Register's Office of Davidson County, Tennessee, and that he was authorized by the said ***LINNA G. FELTNER*** to execute this instrument on her behalf.

Witness my hand and official seal, this 26th day of October, 2015.

Judy Garrett
Notary Public

JUDY GARRETT
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY

My commission expires: 01/13/2016

I, or we, hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater, is $ 15,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 24 day of October, 2015.

Tammy Morris
Notary Public or Register

My commission expires: 3-20-18

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

LAW OFFICES
BOBO, HUNT,
WHITE & BURK
SUITE 202
REGIONS BANK BLDG.
P.O. BOX 169
SHELBYVILLE, TN 37162