Box 44

BILL GARRETT, Davidson County
Trans:T20150099817 DEEDWARR
Recvd: 11/24/15 10:13 3 pgs
Fees:18.00 Taxes:714.10
20151124-0118974

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $193,000.00. Sharon J Mallie Affiant Subscribed and sworn to before me, this 23rd day of November, 2015. Notary Public My Commission Expires: 10-14-2019

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Eugene Spears and Elizabeth F. Spears 342 Dry Creek Road Goodlettsville, TN 37072	SAME	02500004300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **THE ESTATE OF RUBY L. STOCKTON, BY AND THROUGH JASON STOCKTON, IN HIS CAPACITY AS EXECUTOR,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **EUGENE SPEARS AND WIFE, ELIZABETH F. SPEARS,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the 10th Civil District of Davidson County, Tennessee, being the northeast 5-1/2 acres, more or less, of the James L. Stockton 40.62 acres tract, described according to a loan survey by T. R. Sanford, Surveyor, dated October 5, 1960, as follows:

Beginning at a corner fence post at the Northeast corner of a tract of land which contains 40.62 acres, more or less, and conveyed to James L. Stockton and wife, Martha K. Stockton by deed of record in Book 2084, Page 125, Register's Office for said County; thence, North 63° 10' West 220 feet to an iron pin; thence, North 3° East and crossing Dry Creek 65.8 feet to a spike in the center of Dry Creek Road; thence, with the center of said road North 51° West 40 feet to a spike; North 44° West 62 feet to a spike; thence, South 34° 12' West and crossing Dry Creek, 61 feet to an iron pin; thence, North 88° 10' west 75 feet to a spike in a Bodock Tree; thence, South 22° 3' West 233.6 feet to an iron pin; thence, South 23° 55' East 605.5 feet to an iron pin; thence, North 70° 5' East 194 feet to a stake in an old fence line; thence, North 4° East along said fence line 515 feet to the point of beginning.

Being the same property conveyed to James L. Stockton, Jr. and wife, Ruby H. Stockton by deed from J. L. Stockton and wife, Martha K. Stockton of record in Book 3157, Page 579, dated October 27, 1960, said Register's Office. James L. Stockton, Jr. died on or about July 24, 1998, leaving Ruby H. Stockton as the surviving tenant by the entirety. Ruby H. Stockton died testate on or about June 19, 2015. Pursuant to the terms of her will of record in Docket No. 15P1233 in the Circuit Court of Davidson County, Tennessee (Probate Division) said property is to be administered as part of her probate estate. Jason Stockton has been appointed Executor of said estate.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2015 taxes have been paid by Grantor. By acceptance of delivery of this instrument, Grantees assume and agree to pay future taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Easement for the flow of the water of Dry Creek and the rights of the public therein.

3. Rights of upper and lower riparian owners to the flow of the water of Dry Creek, free from diminution or pollution.

4. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of Dry Creek.

5. Title to that portion of the premises embraced within the bounds of any streets, roads or highways.

This is improved property known as: **342 Dry Creek Road, Goodlettsville, TN 37072.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and Grantor covenants with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 23rd day of November, 2015.

The Estate of Ruby L. Stockton

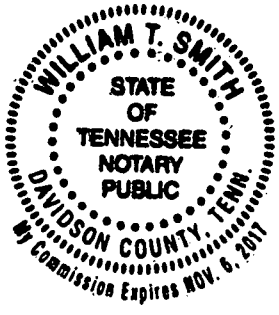
BY: _____
Jason Stockton, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jason Stockton, Executor of The Estate of Ruby L. Stockton, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23rd day of November, 2015

(Seal)



Notary Public

My Commission Expires: Nov. 6, 2017