THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

SEND TAX BILLS TO:
same
owner

04080-2291
MAP PARCEL NUMBERS
Map & Parcel #113-00-0-157.00-158

Davidson County DEEDWARR
Recvd: 10/26/04 12:05 2pgs
Fees:13.00 Taxes:14.02

20041026-0128600

WARRANTY DEED

THIS INDENTURE, made and entered into this **1st** day of **October, 2004**, by and between **Henry C. Rilling, a single person** party of the first part, and **Karen Easter, a single person** party of the second part,

WITNESSETH: That for and in consideration of **$3,790.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Pegram County of Davidson, State of Tennessee:

Land lying in the 14th Civil District of Davidson County, Tennessee, being a portion of Tract No. 4 as described according to a survey made by John B/ Bates, Surveyor, dated November 24, 1977, as follows: Beginning at an iron pin in the Southerly margin of a 50 foot easement. Said point being the NE corner of Tract No. 3 and the NW corner of herein described tract and being in the Southerly boundary of Tract No. 7; thence with the Southerly boundary of Tract No. 7 S. 31 deg. 30 min. E. 178.0 feet to an iron pin; thence S. 42 deg. 00 min. E. 150.0 feet to an iron pin at the NW corner of Tract No. 5; thence with the common line of Tracts Nos 4 and 5 S. 05 deg. 50 min. 629.89 feet to an iron pin at the NE corner of the Robert Earl Dansby 8.0 acre tract of record in Book 7217, page 98, Register's Office for said County; thence with his line of Tract No. 3; thence with the said line N. 05 deg. 12 min. E. 729.26 feet to the point of beginning, containing 3.5 Acres more or less.

Together with and subject to an easement for ingress and egress 50 feet in width situated in the second Civil District of Metropolitan Nashville, Davidson County, Tennessee, more particularly described in easement deed from Henry C. Rilling and wife, Brenda L. Rilling to Kenneth Paul Brumit and wife, Jessica D. Brumit dated 8-3-90, and recorded 8-6-90, in Book 8169, page 243, in the Davidson County Register's Office.

Being a portion of the same property conveyed to Henry C. Rilling By Quitclaim Deed from Brenda L. Rilling of record in Instrument Number 200309030127430 dated 8-20-03, and recorded 9-3-03, Register's Office for Davidson County, Tennessee, and being further conveyed to Henry C. Rilling by Quitclaim Deed from Brenda L. Rilling of record in Instrument 200407160085087, dated 7-16-04, and recorded 7-16-04, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the GRANTEE(s): Subject to Deed of Trust in the principal amount of $105,000.00 of record in Instrument No. 200309030127431, said Register's Office. Any and all matters appearing of record, easements, right-of-way, set back lines, restrictions, zoning regulations, etc. all of record in the Register's Office for Davidson County, Tennessee.

The above legal description is identical to the one of the previous deed of record.

This unimproved property is also known as 8473 Old Charlotte Pike, Pegram, TN 37209.
TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Henry C Rilling

Henry C. Rilling

CHRISTOPHER W. WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES SEPTEMBER 30, 2006

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Henry C. Rilling** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 1st day of October, 2004.

My commission expires 9-30-06

Notary Public

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$3,790.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Mark A McCord

Affiant

Subscribed and sworn to before me this 1st day of October, 2004.

CHRISTOPHER W. WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES SEPTEMBER 30, 2006

PROPERTY ADDRESS:
8473 Old Charlotte Pike
Pegram, TN 37209

Name and Address of New Owner:
Karen Ester
8473 Old Charlotte Pike
Pegram, TN 37209