Davidson County DEEDWARR
Recvd: 06/07/06 10:49 3 pgs
Fees:18.00 Taxes:555.00
20060607-0067392

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Greg and Kelley Dew	(NEW OWNERS)	Map 19-124-
3261 Thoroughbred Drive		Parcel 134.00
Hermitage, TN 37086		12611 26b

This instrument prepared by: Robert J. Notestine, III, Attorney, 4515 Harding Road, Ste 415, Nashville, TN 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **David B. Taylor, an unmarried person,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Greg Dew and wife, Kelley Dew,** (The "Grantees"), their heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

SEE ATTACHED EXHIBIT "A" FOR FULL LEGAL DESCRIPTION

Being the same property conveyed to David B. Taylor by Quitclaim Deed from Eckhardt Realty Corporation, Inc., Trustee of the Bridle Path Land Trust of record in Instrument No. 20040219-0019218, Register's Office for Davidson County, Tennessee.

This is the same description as used in the last deed of record.

This conveyance is subject to the following:

1. **2006 Taxes, a lien not yet due and payable.**
2. **Application for Greenbelt Assessment of record in Book 10447, page 137 and in Book 9008, page 819, said Register's Office.**
3. **Easement for sewer of record in Book 10273, page 365, said Register's Office.**
4. **Restrictions of record in Book 10186, page 472, said Register's Office.**
5. **Building setback line 175' off Thoroughbred Drive and 75' off Palomino Place.**
6. **Any home constructed on this property shall face Thoroughbred Drive.**

This is unimproved property commonly known as **3261 Thoroughbred Drive, Hermitage, TN 37076.**

[STATE OF TENNESSEE]

[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $ 150,000.00

Affiant

Subscribed and sworn to before me this

day of June, 2006.

My Commission Expires MAR. 31, 2007

My Commission Expires:_____

Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

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

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 6th day of June, 2006.

David B. Taylor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of June, 2006, before me personally appeared David B. Taylor to me known to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

WITNESS my hand and official seal this 6th day of June, 2006 at Nashville, Tennessee.

Notary Public

My Commission Expires:

My Commission Expires MAR. 31, 2007

EXHIBIT A

Land lying in the 12th Councilmanic District, Davidson County, Tennessee, and being further described as follows:

Beginning at an old iron rod, said rod being the southeasterly corner of the Joe Jr. and Carol I. Valent, Trustees property, of record in Instrument # 20031009-149707, Register's Office Davidson County, Tennessee;

Thence, with Valent's easterly line, N 08°10'14" E-51.90 feet to an old iron rod;

Thence, continuing with Valent's easterly line, N 07°36'55" E-50.51 feet to an old iron rod, said rod being the southwesterly corner of the U.S.A. property;

Thence, leaving Valent's line and with the U.S.A.'s southerly line, S 69°16'54" E-26.33 feet to an old iron rod, said rod being a northwesterly corner of the Mark S. and Lori L. Pope property, of record in Deed Book 11489, Page 264, R.O.D.C., TN;

Thence, leaving the U.S.A.'s line, and with Pope's line, S 07°18'02" W-513.53 feet to an old iron rod;

Thence, continuing with Pope's line, N 82°10'34" W, passing over an old iron rod at 117.50 feet, a distance of 367.50 feet to an old iron rod;

Thence, continuing with Pope's line, S 07°49'26" W-25.00 feet to an old iron rod in a curve in the northerly margin of the cul-de-sac on Palamino Drive;

Thence, continuing with the northerly margin of Palamino Drive, with a curve to the left, having a radius of 50.00 feet, a delta angle of 48°11'01", a chord being S 73°43'56" W-40.82 feet, a length of 42.05 feet to an old iron rod;

Thence, continuing with the northerly margin of said road, with a curve to the right, having a radius of 25.00 feet, a delta angle of 48°11'01", a chord being S 73°44'18" W-20.41, a length of 21.02 feet to an old iron rod;

Thence, continuing with the northerly margin of said road, N 82°10'34" W-425.12 feet to an old iron rod, said rod being the southerly radius return at the intersection of Palamino Drive and Thoroughbred Drive;

Thence, with a curve to the right, having a radius of 25.00 feet, a delta angle of 90°00'00", a chord being N 37°10'34" W-35.36 feet, a length of 39.27 feet to an old iron rod in the easterly margin of Thoroughbred Drive;

Thence, with the easterly margin of Thoroughbred Drive, N 07°49'26" E-373.51 feet to an old iron rod;

Thence, continuing with the easterly margin of said road, with a curve to the left, having a radius of 56,573.73 feet, a delta angle of 00°04'10", a chord being N 07°47'22" E-68.50 feet, a length of 68.50 feet to an old iron rod, said rod being the southwesterly corner of the aforementioned Valent property;

Thence, leaving the margin of said road, and with Valent's southerly line, S 82°10'28" E-843.07 feet to the point of beginning.

Containing 8.962 acres.