Davidson County DEEDWARR
Recvd: 11/06/06 14:33 2 pgs
Fees:13.00 Taxes:1202.50
20061106-0138009

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Billy N. Hiett, et ux 200 Green Acres Drive Goodlettsville, TN 37072	Same as New Owner	Map 42 P/O Parcel 22

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, IRA ROBERT LOGAN and wife, MARCIA K. LOGAN, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto BILLY N. HIETT and wife, ELIZABETH R. HIETT, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A tract of land in the Fourth Council District of Nashville, Davidson County, Tennessee, being a part of the property shown as the "Home Tract" as referenced to on a 1996 un-recorded land survey and described as Tract No. 2 on a survey dated October 19, 2006, by Weatherford and Associates, LLC, Paul G. Weatherford, Registered Land Surveyor, No. 1941, and being more particularly described as follows:

Beginning at a set iron rod in the line of Ozark Hills as recorded in Book 6050, page 506, Register's Office for Davidson County, Tennessee, said iron rod being North 02 deg. 32 min. 28 sec. East a distance of 194.79 feet from an old iron rod; thence, with the line of Ozark Hills, North 02 deg. 32 min. 28 sec. East a distance of 320.26 feet, to an old iron rod corner to Hidden Springs, Phase 1, Section 2, as recorded in Instrument #20050209-0015118, said Register's Office; thence, North 02 deg. 24 min. 44 sec. East a distance of 230.62 feet to an old iron rod; thence, with a new division line established by others, South 86 deg. 32 min. 02 seconds East a distance of 400.61 feet to a set iron rod; thence, South 03 deg. 22 min. 13 sec. West a distance of 550.80 feet to a set iron rod; thence, North 86 deg. 32 min. 02 sec. West a distance of 392.12 feet to the point of beginning, and having an area of 218,236 square feet, or 5.01 acres.

BEING a part of the same property conveyed to Ira Robert Logan and wife, Marcia K. Logan, by Quitclaim Deed of record in Book 10308, page 59, Register's Office for Davidson County, Tennessee.

The foregoing description was prepared from a survey dated October 19, 2006, by Weatherford and Associates, LLC, Paul G. Weatherford, Registered Land Surveyor, No. 1941.

The mailing address for the said property is 200 Green Acres Drive, 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 we, the GRANTORS, do covenant with the said GRANTEES, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2006, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the Escrow Closing Attorney, at closing.

2. Subject to any and all matters as shown on the plan of the Ira Robert Logan property filed for record in Book 10283, page 173, said Register's Office.

3. Subject to overhead power line easements as shown on the plan of record in Book 10283, page 173, said Register's Office.

4. Subject to easement agreements for the Ira Robert Logan tracts filed for record in Book 10308, page 61, said Register's Office.

5. Subject to any and all matters, including easement for the remainder of the "Home Tract", as shown on the unrecorded survey dated October 19, 2006 by Weatherford and Associates, Paul G. Weatherford, TN Registered Land Surveyor No. 1941.

And, we, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives 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 persons whomsoever.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

ROBERT IRA LOGAN

MARCIA K. LOGAN

"GRANTEES"

BILLY N. HIETT

ELIZABETH R. HIETT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT IRA LOGAN and wife, MARCIA K. LOGAN, and BILLY N. HIETT and wife, ELIZABETH R. HIETT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 3rd day of November, 2006.

PATSY C. DAVIDSON NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXP. DECEMBER 2, 2009

NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $325,000.00.

Affiant

Sworn to and subscribed before me, this the 3rd day of November, 2006.

PATSY C. DAVIDSON NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXP. DECEMBER 2, 2009

NOTARY PUBLIC