WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/10/07 09:56 5 pgs
Fees:28.00 Taxes:388.50

20070110-0004077

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$105,000.00**

Affiant

Subscribed and sworn to before me, this the 29th day of December, 2006.

Notary Public

My commission expires:
(AFFIX SEAL)

Kristopher Kest
Commission # DD487605
Expires November 2, 2009
Bonded Troy Fain - Insurance, Inc 800-366-7019

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Eric P. Blouin **Serena Blouin**	**SAME**	**Part of**
3209 Earhart Rd		09800008300
Hermitage Tn 37076		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

David E. Pickett and wife, Deana L. Pickett

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Eric P. Blouin and wife, Serena Blouin

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A, EXHIBIT B AND EXHIBIT C

Restrictions, Easements, and all matters of record on subdivision plat recorded or unrecorded.
Subject to 50' Wide strip adjoining 3201 Earhart property boundary to allow for driveway assess via existing driveway on 3201 Earhart Road.
Subject to Utility easement along the north end of property boundary at 3209 Earhart Road to connect to existing utilities on Earhart Road.
Subject to Restrictions, Easements, Conditions and all other matters that the new survey reveals.
Subject to General Easement Agreement attached as Exhibit B and recorded simultaneously herewith.
Subject to Easement Agreement attached as Exhibit C and recorded simultaneously herewith.
Being a portion of the same property conveyed to David E. Pickett and wife Deana L. Pickett dated 4/24/06 and recorded in Instrument # 200604270048410, Register's Office for said County.

Included in this conveyance is the easement agreements as described in Exhibit B and Exhibit C.

This is improved (____) Unimproved (__X__) property, known as **(Tract B) Earhart Rd, Hermitage, TN 37076**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 29th day of **December, 2006.**

David E. Pickett

Deana L. Pickett

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF ~~TENNESSEE~~ Florida

COUNTY OF ~~DAVIDSON~~ Orange

Personally appeared before me, a Notary Public of said County and State, **David E. Pickett and wife, Deana L. Pickett**, the within named sellers, with whom I are 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 ~~29th~~ 30 day of **December, 2006.**

Notary Public

My Commission Expires:_____

Kristopher Kest
Commission # DD487605
Expires November 2, 2009
Bonded Troy Fain - Insurance, Inc 800-385-7019

All-Star Title, Inc
[illegible] Donelson Pike, Ste 201
[illegible] TN 37214
[illegible]

EXHIBIT A

MAP 28 PART OF PARCEL 83
TRACT B

Land in the 4th Civil District of Davidson County, Tennessee, situated on the east side of Earhart Road, approximately 0.17 mile north of John Hager Road, described according to a survey prepared by Paul G. Weatherford, RLS #1941 of Weatherford and Associates, LLC, whose address is 1301 Central Court, Hermitage, Tennessee 37076, dated December 26, 2006, project number WA267, being more particularly described as follows:

Unless stated otherwise, any monument referred to herein as an iron rod set is a new five-eights inch diameter rebar having a yellow plastic cap stamped "PGW TN 1941". All bearings stated herein are referenced to Tennessee Grid north (NAD83).

COMMENCING at an old one-half inch iron rod on the easterly right-of-way margin of Earhart Road, said iron rod being 24.1 feet from the center of said road, same being the northwest corner of Jerry R. McConnell, Et ux, of record in Instrument No. 20031104-0161243, in the Register's Office for Davidson County, Tennessee, also being the southwest corner of the herein described property;

Thence, along the easterly margin of Earhart Road North 07°46'44" East 361.43 feet to an old one-half inch iron rod, said iron rod being 24.6 feet from the center of said road, being the southwest corner of Michael D. Swinford, Et ux, of record in Instrument No. 20040716-0085237;

Thence, leaving said margin with Swinford South 82°31'50" East 300.00 feet to an iron rod set being the **TRUE POINT OF BEGINNING** of the herein described property;

Thence, continuing with Swinford South 82°31'50" East 1,112.45 feet to an old five-eights inch iron rod on the westerly line of Joyce Hamblen, Trustee, of record in Instrument No. 200001110-003637, same being near a fence corner at the southeast corner of said Swinford;

Thence, with Hamblen South 07°08'48" West 360.83 feet to an old one inch iron rod near a fence corner, same being Jerry R. McConnell, Et ux, northeast corner of record in Instrument No. 20031104-0161243;

Thence, with McConnell North 82°33'17" West 502.88 feet to an iron rod set;

Thence, leaving McConnell with new severance lines the following three calls: along a fence North 12°24'38" West 320.11 feet to an iron rod set;

Thence, North 82°31'50" West 502.74 feet to an iron rod set;

Thence, North 07°28'10" East 60.00 feet to the **TRUE POINT OF BEGINNING** containing 234,222 square feet or 5.38 acres.

Being a part of the same property conveyed to David E. Pickett and wife, Deana L. Pickett from Bobby Neal Hager Executor for the Estate of James Henderson Hager, by Warranty Deed dated April 24, 2006, and recorded April 27, 2006, of record in Instrument No. 20060427-0048410, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

GENERAL EASEMENT AGREEMENT

Davidson County
Tennessee

Michael D. and Janine K. Swinford henceforth, "Grantor", being the owner of the following
real property:

Address,_3201 Earhart Road
County,Davidson Land Map, 28
Parcel, 95

AND, Eric and Serena Blouin, henceforth, "Grantee", being the owner of real
property adjoining or adjacent to the above cited property, which said property is described as follows:

Address,Currently unassigned
County,Davidson, Land Map 28
Parcel, 83 Lot
Tract B

AND Grantor, having received good and valuable consideration, including the sum of $1.00, receipt of which is expressly acknowledged by the same, on behalf of himself, his heir and assigns, DOES HEREBY GRANT to Grantee, his heirs and assigns, a perpetual easement for the following purposes:

400'Long Driveway access 12' Wide along Southern Boundary of Map 28, Parcel 95. The intent of this Easement is to allow access to Map 28, Parcel 83, Tract B. Head of Driveway to be shared and mutually maintained by Grantor and Grantee. Grantee agrees to pave access driveway portion in similar existing aggregate finish after construction traffic has ceased.

Existing Tree line must be observed as is practical and mutually agreed upon by Grantor and Grantee.

to go through, over and across the Grantor's above described land.

Witness

GRANTOR

COLLEEN B. SINGLETON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Sworn to and subscribed before me this 29th day of Dec, 2006.

NOTARY PUBLIC

Witness

GRANTEE

Sworn to and subscribed before me this 29th day of Dec, 200 .

NOTARY PUBLIC

Exhibit C

3209 EARHART ROAD EASEMENT AGREEMENT

Davidson County
Tennessee

David E. & Deana L. Pickett henceforth, "Grantor", being the owner of the following real property:

Address, 3209 Earhart Road
County,Davidson Land Map, 28
Parcel, 83
Tract A

AND, Eric and Serena Blouin, henceforth, "Grantee", being the owner of real property adjoining or adjacent to the above cited property, which said property is described as follows:

Address, Currently unassigned
County, Davidson, Land Map 28
Parcel, 83 Lot
Tract B

AND Grantor, having received good and valuable consideration, including the sum of $1.00, receipt of which is expressly acknowledged by the same, on behalf of himself, his heir and assigns, DOES HEREBY GRANT to Grantee, his heirs and assigns, a perpetual easement for the following purposes:

300' Long Utility Easement along the Northern Boundary of Map 28, Parcel 83, Tract A. The intent of this Easement is to allow connection from Earhart Road utilities to Map 28, Parcel 83, Tract B via going through, over and across the Grantor's above described land.

Existing Tree line must be observed as is practical and mutually agreed upon by Grantor and Grantee.

Witness

David E. Pickett
GRANTOR

Witness

Deana L. Pickett
GRANTOR

Sworn to and subscribed before me this day of December 29th, 2006.

NOTARY PUBLIC

Witness

GRANTEE

CHERYL A. PACHA
MY COMMISSION # DD 538391
EXPIRES: May 16, 2010
Bonded Thru Budget Notary Services