Davidson County DEEDWARR
Recvd: 01/24/07 08:17 4 pgs
Fees:23.00 Taxes:444.00
20070124-0009507

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45079 FILE BOX "7"

WARRANTY DEED

ALAN L. SATURN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 24, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of January, 2007.

Notary Public

MY COMMISSION EXPIRES: 7/24/2010

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jay Scott Moore **and Susan Beaty**	SAME AS NEW OWNER	101-185
7741 Sawyer Brown Road		
Nashville, TN, 37221		

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

Big Dog Properties, Inc.

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

Jay Scott Moore and Susan Beaty, Joint Tenants with Right of Survivorship

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 LEGAL DESCRIPTION

SEE INSTRUMENT NUMBER 20070104-0001814 FOR GRANT OF EASEMENT FOR INGRESS AND EGRESS.

BEING part of the same property conveyed to Big Dog Properties, Inc., a Tennessee corporation, by Quitclaim Deed from Jimmy P. Lockert, Trustee, of record in Instrument Number 20030922-0139783, Register's Office for Davidson County, Tennessee and being the same property conveyed to Jimmy P. Lockert, Trustee, by deed from Michael R. Campbell, of record at Book 9648, page 877, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 0 Gower Road, Nashville, TN 37209

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 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 the same is unencumbered, unless otherwise herein set out; and we 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. 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 10th day of January, 2007

Big Dog Properties, Inc.

BY: _____
President

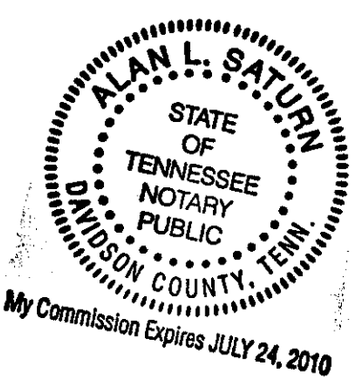
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared MIKE CAMPBELL, with whom I am personally acquainted and who upon oath(s) acknowledged himself to be the President of the Big Dog Properties, Inc. , the within named bargainor, and corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said MIKE CAMPBELL, as such President.

Witness my hand and official seal at office at Nashville, Tennessee on this the 10th day of January, 2007.

_____
NOTARY PUBLIC

My Commission Expires: 7/24/2010



LEGAL DESCRIPTION

LAND in Davidson County, Tennessee described as follows:

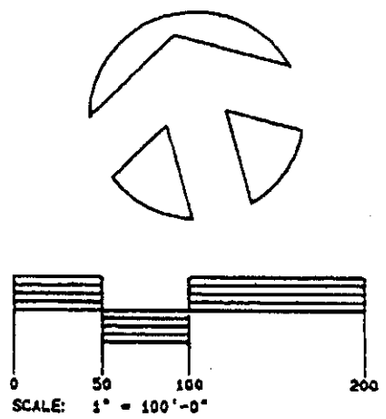
BEGINNING AT an iron pin at the southwesterly corner of Horace Frank Carlton, as recorded in Deed Book 6986, page 852, Register's Office for Davidson County, Tennessee, also being the northeasterly corner of the Mike Campbell tract as recorded in Deed Book 5735, page 382, Register's Office for Davidson County, Tennessee, thence with said westerly line of Horace Frank Carlton, South 45 deg. 16' 19" East 280.28 feet to a point; thence, severing the Mike Campbell Tract, as recorded in Deed Book 7420, page 301, Register's Office for Davidson County, Tennessee, South 37 deg. 11' 47" East 566.34 feet to a point; thence North 52 deg. 48' 13" West 1533.31 feet to a point in the southerly line of

Mike Campbell as recorded in Deed Book 5735, page 382, Register's Office for Davidson County, Tennessee; thence with Mike Campbell's southerly line, North 89 deg. 23' 18" East 206.73 feet to a 30" elm; thence North 51 deg. 42' 20" East 492.03 feet to the point of beginning and containing 5.00 acres, more or less.

The above described property is to be served by and is subject to a 50.00 foot wide ingress an egress easement for access to a tract to the west, as shown on the attached exhibit and which is described by metes and bounds as follows: Beginning at the centerline of Gower Road and the southwesterly corner of James R. Hinchman, as recorded in Deed Book 7420, page 301, Register's Office for Davidson County, Tennessee, and also being the southeasterly corner of Mike Campbell as recorded in Deed Book 7420, page 301; thence with the westerly line of said James R. Hinchman, North 52 deg. 48' 13" West 447.01 feet to an iron pin; thence severing the Mike Campbell tract as recorded in Deed Book 7420, page 301 Register's Office for Davidson County, Tennessee, North 52 deg. 48' 13" West 511.21 to a point; thence South 37 deg. 11' 47" West 50.00 feet to a point; thence South 52 deg. 48' 13" East 968.84 feet to a point in the centerline of Gower Road; thence with said centerline North 25 deg. 12' 19" East 51.12 feet to the point of beginning and containing 1.10 acres, more or less.

"EXHIBIT"

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT AND TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.



(PAR. 87)
HORACE FRANK CARLTON
D.B. 6986, PG. 852

P.O.B.
I.P.

S 45° 16' 19" E 280.28'

MAP 101-185

(PAR. 168)
MICHAEL R. CAMPBELL
D.B. 5735, PG. 382

N 51° 42' 20" E 492.04'

7

5.00 Acres

N 89° 23' 18" E 206.73'

N 37° 11' 47" E 566.34'
516.34'

EASEMENT

N 52° 48' 13" W 1533.31'

50'

50' INGRESS
EGRESS EASEMENT

GOWER ROAD