THIS INSTRUMENT PREPARED BY:
Smith-Pitts, PLC
5210 Maryland Way, Suite 201
Brentwood, Tennessee 37027

OMNI TITLE & ESCROW, LLC
5210 MARYLAND WAY, STE 201
BRENTWOOD, TN 37027
Return TO:

Davidson County DEEDWARR
Recvd: 03/19/07 14:58 2 pgs
Fees:13.00 Taxes:1295.00
20070319-0033172

Address New Owners:
Matthew Rakay
4565 Xavier Drive
Antioch, TN 37013

Send Tax Bills To:
NEW OWNER

Map-Parcel Nos.
007-00-0-113.00

STATE OF TENNESSEE)
COUNTY OF ~~Davidson~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

Affiant

Subscribed and sworn to before me this 13th day of March, 2007

Notary Public
My Commission Expires: 7/26/09

KAREN RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Richard W. Uselton and wife, Janelle M. Uselton** (herein called the **GRANTOR**), has this day bargained and sold, and by these presents does transfer and convey unto **Matthew Rakay,** unmarried (herein called the **GRANTEE**), all of the **GRANTOR'S** right, title and interest in and to that certain tract or parcel of real property located in the City of Goodlettsville, Davidson County, State of Tennessee, described as:

A Tract of Land in the 10th Civil District , Davidson County, Tennessee, and more particularly described according to a survey by Wayne S. Cooper, Sr., Surveyor, March 8, 1973, as follows:
BEGINNING at a point 500 feet west of Tinnin Road and in the center line of Church Camp Road and common corner with property retained by Bowman; thence following the center of Church Camp Road S. 85 deg. 30' W. 97.4 feet to a point, N. 80 deg. W. 101.5 feet to a point, N. 63 deg W. 123 feet to a point, N. 47 deg. W. 220.5 feet to a point; thence leaving Church Camp Road, N. 4 deg. 30' W. 80.5 feet to a point; thence N. 74 deg 30' E. 248 feet to a point; thence S. 80 deg. 30' E. 136 feet to a point; thence S. 49 deg. 15' E. 100 feet to a point; thence S. 7 deg. 45' E. 111.7 feet to a point; thence S. 6 deg. 45' E. 155 feet to a point, and containing 3.0 acres, more or less.

Grantor also conveys to Grantees all his right, title and interest in and to Church Camp Road leading to Tinnin Road.

Being the same property conveyed to Richard W. Uselton and wife, Janelle M. Uselton by Warranty Deed from Taylor Hayden, of Record in Book 9366, Page 710, dated May 27, 1994 and recorded June 3, 1994, Register's Office for Davidson County, Tennessee

This conveyance is made subject to property taxes for the year 2007 which have been prorated and assumed by Grantee herein and to any and all easements, covenants, conditions and/or restrictions of record including but not limited to: Taxes for the year 2007 and following, a lien not yet due and payable. All matters as set forth per Plan of record in Metes and Bounds , Register's Office for Davidson County, Tennessee. No insurance is afforded as to the exact amount of acreage contained in the property described herein.

THIS IS **improved** PROPERTY KNOWN AS 2161 Tinnin Road, Goodlettsville, TN 37072

TO HAVE AND TO HOLD the said real property, together with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, its successors and assigns forever. **GRANTOR** does covenant that it is lawfully seized and possessed of said real property, in fee simple, has good right to convey said real property, and that the same is unencumbered, except as set forth herein.

GRANTOR further covenants and binds itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to the said real property to said **GRANTEE**, its successors and assigns, against the lawful claims of all other persons whomsoever, except for any such claims arising out of or in connection with the matters set forth herein

IN WITNESS WHEREOF, GRANTOR has executed this Warranty Deed on this 13th day of March, 2007

Richard W. Uselton

Janelle M. Uselton

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the County and State first above written, personally appeared Richard W. Uselton and Janelle M. Uselton and acknowledged the due execution of the foregoing instrument as his/her/their free act and deed.

Witness my hand and official seal, this the 13th day of March, 2007.

Notary Public

My Commission Expires: 5/26/09

(SEAL)

KAREN RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY