Prepared By:
David W. McMackin
P. O. Box 58464
Nashville, TN 37205-8464

Name & Address of New Owner	Send Tax Bills To	Map & Parcel No.
Hilldale, LLC 100 WOODMONT BLVD. STE 235 NASHVILLE, TN 37205	Same	117-9-32

Davidson County DEEDWARR
Recvd: 06/27/07 12:06 3 pgs
Fees:18.00 Taxes:1572.50
20070627-0076761

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value,
whichever is greater for this transfer,
is $425,000.00

Adelle Chester
Affiant

Subscribed and sworn to before me this 25th
day of June, 2007.

Joseph V. Ferrelli
Notary Public
My Commission Expires

JOSEPH V. FERRELLI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE EXPIRES 07/19/08

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Richard Crosby Eason and Jody A. Eason have bargained and sold, an do hereby transfer and convey unto Hilldale, LLC, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

> A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:
>
> Being part of Lot No. 3 on the Map of Mrs. Mary Billington's Subdivision of Lot 2 of the Compton Lands, of record in Book 547, page 116, Register's Office for Davidson County, Tennessee, said Compton Lands being part of record in Book

2, page 68, Chancery Court at Nashville, and being known as part of Lot No. 3 on the unrecorded Map of a Subdivision of part of Lot No. 3 of said Billington Subdivision and described according to a copy of a survey thereof made by Ms. R. Swann, Jr., June 30, 1956 as follows:

Beginning at a point in the west margin of Hilldale Drive or Road, 394.4 feet more or less north from the center line of Abbott Martin Road, as now located being in the line of Lots No. 2 and 3, of said unrecorded Plan; thence with line between said Lots, westerly 219 feet more or less to a point; thence north 4 degrees East 100 feet to the corner of Lots No. 3 and 4; being the southwest corner of the property conveyed to Lawrence A. Spilman and wife, by Deed of record in Book 1580, page 520, said Register's Office; thence with the line between Lot No. 3 and 4, along Spilman's southerly line, easterly 215 feet more or less to the west margin of Hilldale Drive or Road; thence with the margin of the same South 4 degree 50 minutes West 100 feet to the point of beginning.

Being the same property conveyed to Richard C. Eason and wife, Victoria L. Eason, by Warranty Deed dated July 16, 1990, from Donna McNair Reed, of record in Book 8155, page 110, Register's Office, Davidson County, Tennessee, and further being the same property conveyed to Richard Crosby Eason by Quitclaim Deed dated February 24, 2000, from Victoria Lynn Eason, of record as Instrument No. 20000225-0018685, said Register's Office, and further being the same property conveyed to Richard Crosby Eason and wife, Jody A. Eason, by Quitclaim Deed from David W. McMackin, Trustee, dated May 20, 2004, and recorded as Instrument No. 20040526-0061815, Register's Office for Davidson County, Tennessee.

This conveyance is subject to subdivision restrictions, building lines and easements of record in the Register's Office of Davidson County, Tennessee; and subject to 2007 real estate taxes which are not yet due and payable and any subsequent years' taxes not yet due and payable, all of which the Grantee hereby assumes and agrees to pay.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Hilldale, LLC, its successors and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

Grantors further covenant and bind themselves and their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, its successors and assigns, against the lawful claims of all persons.

WITNESS my hand on this 25th day of June, 2007.

RICHARD CROSBY EASON

JODY A. EASON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of said County and State, personally appeared Richard Crosby Eason and Jody A. Eason, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, this 25th day of June, 2007.

Notary Public

My Commission Expires:

