FILE NO. SP45420
FILE BOX "7"

Davidson County DEEDWARR
Recvd: 08/14/07 15:11 4 pgs
Fees:23.00 Taxes:1043.40
20070814-0097259

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.
Joseph A. DaSilva, et. ux. 1893 Springfield Hwy. Goodlettsville, TN 37072	THE BANK OF NASHVILLE 401 Church Street Nashville, TN 37219	Map: 006.00 Parcel: 068.00

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, GARY K. BIRDWELL and wife THERESA H. BIRDWELL, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto JOSEPH A. DaSILVA and wife LAURA A. DaSILVA, 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:

TRACT I: A tract of land in the 10th Civil District, Davidson County, Tennessee, described as follows: Beginning at a point in center of the road of Nashville & Springfield Pike, where the road and private way leaves said Pike to go to the residence of Mary E. Nunley; thence running in a straight line East of North to G. W. Coggin's South line; thence with said line on a westerly course to the center of the Nashville and Springfield Pike; thence with the center of said Pike to the beginning corner and being a tract of land in the shape of a triangle and containing 5 acres, more or less.

BEING the same property conveyed to Gary K. Birdwell and wife, Theresa Birdwell by deed of record in Book 7497, page 477, Register's Office, Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIBED TRACT OF LAND, BUT EXPRESSLY EXCLUDED IS THE FOLLOWING:

Being a tract of land in the 10th Civil District of Davidson County, Tennessee more accurately described as follows:

Beginning at a concrete monument, said monument being 6.87 deg. 51 min. 22 sec. W 362.70 feet from said Birdwell's most northeasterly corner; thence S 74 deg. 21 min. 56 sec. W, 390.31 feet to a point in the northeasterly margin of U.S. Hwy. 41;

thence with said margin N 55 deg. 03 min. 24 sec. W, 151.00 feet to a point; thence N 87 deg. 51 min 24 sec. E, 500.00 feet to the point of beginning containing 0.52 acres more or less.

BEING the same property conveyed to Gary K. Birdwell and wife, Theresa H. Birdwell, by deed of record in Book 8088, page 715, Register's Office for Davidson County, Tennessee.

TRACT 2: Being a tract of land in the 10th Civil District of Davidson County, Tennessee more accurately described as follows:

Beginning at an iron post, said post being the most southeasterly corner of herein described tract and the most northeasterly corner of Gary K. Birdwell, (DB 7497, PG 477 RODCT); thence S 87 deg. 51 min. 22 sec. W, 363.70 feet to a concrete monument; thence N 02 deg. 08 min. 36 sec. W, 125.00 feet to an iron pin; thence S 73 deg. 10 min. 34 sec. E, 384.58 feet to the point of beginning containing 0.52 acres more or less.

BEING the same property conveyed to Gary K. Birdwell and wife, Theresa Birdwell, by deed of record in Book 8088, page 717, Register's Office for Davidson County, Tennessee.

Gary K. Birdwell and Gary Kevin Birdwell is one in the same person.

Theresa Birdwell and Theresa H. Birdwell is one in the same person.

The current mailing address for said property is 1893 Springfield Hwy., 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 2007, 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 GRANTEES, when due.

2. Subject to the rights of ingress and egress of adjoining and neighboring property owners, their invitees and licensees, their heirs and assigns, in an existing gravel drive which has existed as non-exclusive easement for the said property owners for more than thirty (30) years, and which crosses the real property described above, said driveway being more specifically shown as the shaded area of a drawing attached hereto as Exhibit A to this deed and incorporated herein by reference.

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 unto 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"

GARY K. BIRDWELL

THERESA H. BIRDWELL

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GARY K. BIRDWELL and wife THERESA H. BIRDWELL, 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 31st day of July, 2007.

NOTARY PUBLIC

HOMER R. AYERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE MY COMMISSION EXPIRES SEPTEMBER 7, 2009

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

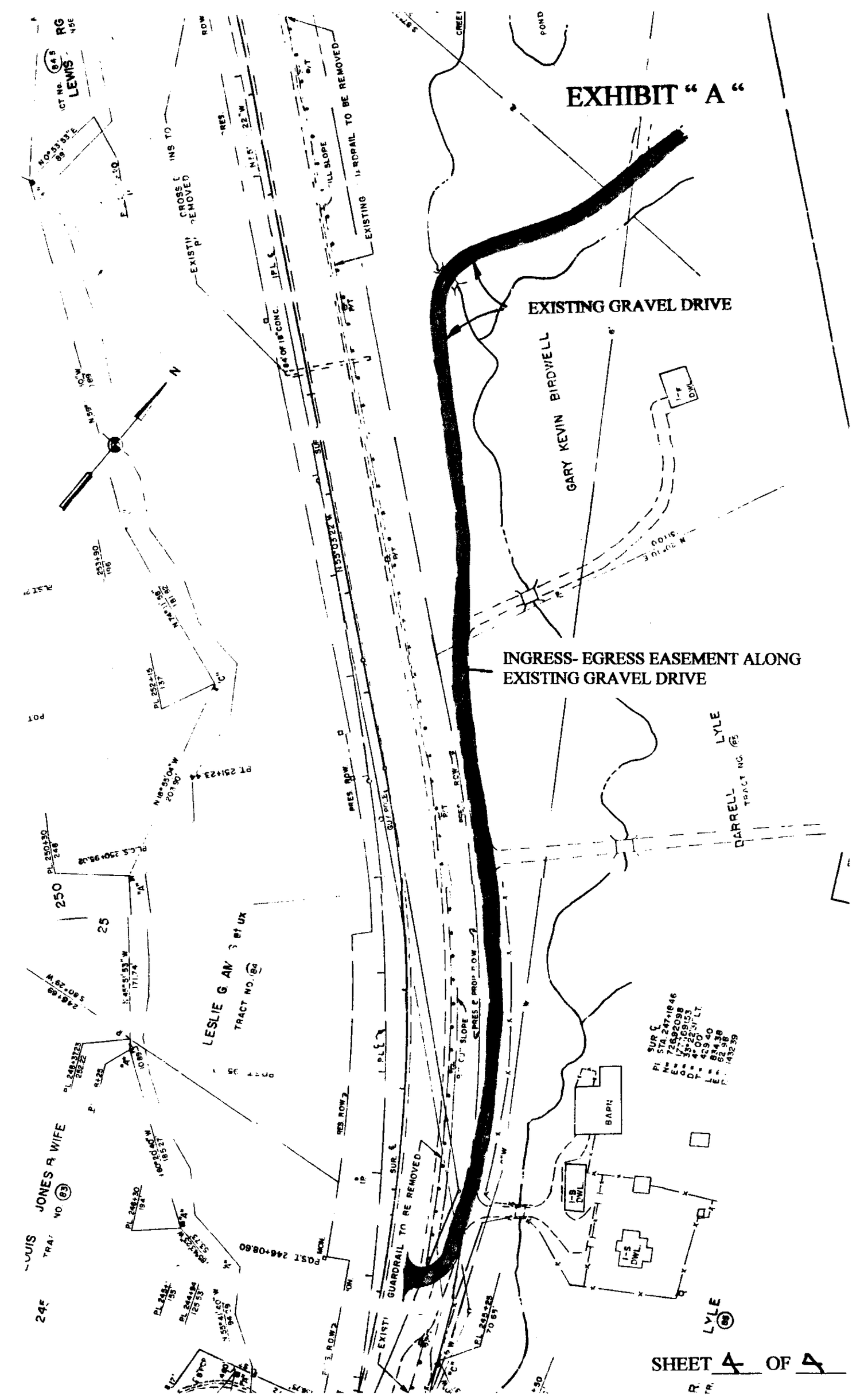
The actual consideration or value, whichever is greater, for this transfer is $282,000.00.

Affiant

Sworn to and subscribed before me, this the 31st day of July, 2007.

NOTARY PUBLIC

HOMER R. AYERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE MY COMMISSION EXPIRES SEPTEMBER 7, 2009


EXHIBIT " A "
EXISTING GRAVEL DRIVE
GARY KEVIN BIRDWELL
INGRESS- EGRESS EASEMENT ALONG
EXISTING GRAVEL DRIVE
LESLIE G. AN
TRACT NO. (84)
JONES & WIFE
TRACT NO. (83)
LYLE
TRACT NO. (85)
LYLE
(86)
GUARDRAIL TO BE REMOVED
EXISTING GUARDRAIL TO BE REMOVED
BAPH
1-S DWL
1-F DWL
POBT 248+08.60
PLC.S 230+95.38
PT 251+23.44
SHEET 4 OF 4