This instrument was prepared by:

OVERLAND TITLE CO., LLC
814 East Meade Avenue
Madison, TN 37115
2008020077

Davidson County DEEDWARR
Recvd: 02/25/08 10:32 3 pgs
Fees:18.00 Taxes:407.00
20080225-0017981

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is **$110,000.00**

Sworn to and subscribed before me this 22nd day of February, 2008.

KATHY J. BYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Affiant

Notary Public

My Commission Expires: 9/19/09

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
James W. Eby P. O. Box 8205 Hermitage, TN 37076	New Owner	063-4A-52.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Cleveland Hall, LLC, a Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **James W. Eby***, hereinafter called the Grantee, his heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows: ***and wife, Heidi Lou Harrow**

Land in Davidson County, Tennessee, being **Lot No. 115, of CLEVELAND HALL SUBDIVISION, PHASE FOUR,** of record in Instrument No. 20080201-0010505, Register's Office for Davidson County, Tennessee, prepared by Kevin L. Birdwell, RLS No. 1797, Ragan-Smith-Associates, Inc., 315 Woodland Street, Nashville, TN 37206, dated May 14, 2007, revised May 31, 2007, July 31, 2007, and September 13, 2007, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being part of the same property conveyed to Cleveland Hall, LLC, a Tennessee limited liability company by Successor Trustee's Special Warranty Deed from John M. Baird, Successor Trustee, recorded on the 8th day of December, 1997 in Book 10713, Page 250, corrected in Book 11642, Page 821, and Book 11714, Page 126, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to: All matters contained in the Plan of record in Instrument No. 20080201-0010505, Register's Office for Davidson County, Tennessee; Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by Grantor.

This is unimproved property known as **1569 Stokley Lane, Old Hickory, TN 37138.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 22nd day of February, 2008.

Cleveland Hall, LLC

BY: _____

W. Allen Bryan, III, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared **W. Allen Bryan, III**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Chief Manager** of **Cleveland Hall, LLC**, the within named bargainor, a limited liability company, and that he as such **Chief Manager**, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as **Chief Manager**.

Witness my hand and seal, this 22nd day of February, 2008.

_____
Notary Public

My Commission Expires: 9/19/09

KATHY J. BYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Catherine H. Gwyn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Catherine H. Gwyn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 09-18-2011

Notary's Seal

