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Realty Title Box 484

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 02/26/08 09:15 2 pgs
Fees:13.00 Taxes:647.50

20080226-0018576

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $175,000.00

Affiant

Subscribed and sworn to before me, this 22 **day of** February, 2008.

Notary Public
My commission expires: 7/24/2010

DAVIDSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC KAREN COLBERT

03-0802-35228

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
David A. Bockian 320 Old Hickory Blvd. #1410 Nashville TN 37221	NEW OWNER	127-00-0-028

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, William Thomas Rayburn and wife, Jeanne L. Rayburn, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to David A. Bockian, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in the 9th Civil District of Davidson County, Tennessee, being the westerly part of a tract containing 20 acres, more or less, of the W. H. McCall Farm, on the Memphis-to-Bristol Highway, known as the New Charlotte Pike, and being more particularly described as follows:

Beginning at a point in the center line of said Road or Highway, at the southwest corner of a tract conveyed to Adolph Mitchell, and wife, by deed from Mrs. Elizabeth Robertson, Trustee, of record in Book 1376, Page 219, Register's Office for said County, being the southwest corner of this tract; thence with the center line of said highway, South 60 deg. West 237.5 feet to a point, being the southwest corner of this tract; thence North 19 1/2 deg. West 1720 feet to a point; thence North 77 deg. East 250 feet to a stake at House's corner; thence with his line, South 3 deg. West 407 feet to a point; thence South 88 deg. East 254 feet more or less to a point at the northwest corner of the Mitchell Tract above mentioned; thence with the west line of the same, South 15 1/2 deg. East 1208 feet to the beginning.

For informational purposes only, the prior deed of record in Book 9386, Page 847, sets out subject property as containing 10 acres, more or less.

Being the same property conveyed to William Thomas Rayburn, by quitclaim deed from Ruby Jewell Rayburn, reserving a life estate, dated 6-1-94, recorded 6-23-94, in Book 9386, Page 847, Register's Office for Davidson County, Tennessee. Ruby Jewell Rayburn having since died.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is unimproved property known as 7910 Charlotte Pike, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 22nd day of February, 2008.

William Thomas Rayburn

Jeanne L. Rayburn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William Thomas Rayburn and Jeanne L. Rayburn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 22nd day of February, 2008.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/22/09