File No. 21476-6
Box 14-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/15/08 08:53 2 pgs
Fees:13.00 Taxes:444.00

20080815-0083905

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $120,000.00

Meredith Boon
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 12TH DAY OF AUGUST, 2008.

Jennifer L. Johnson
NOTARY PUBLIC

MY COMMISSION EXPIRES 3/7/2011

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 08-02773 DOLAN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
William E. Donlon and Nancy C. Donlon		101-00 184.00
4920 Danby Drive	4920 Danby Drive	
Nashville, TN 37211	Nashville, TN 37211	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DAVID W. BAKA, AND WIFE, VIRGINIA T. BAKA

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

WILLIAM E. DONLON, AND WIFE, NANCY C. DONLON

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is unimproved property known as 0 Gower Road, Lot 2, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 our hand on the 12th day of August, 2008.

David W. Baka

David W. Baka

Virginia T. Baka

Virginia T. Baka

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, DAVID W. BAKA AND VIRGINIA T. BAKA, the bargainor(s), 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 and official seal at Franklin, Tennessee, this 12th day of August, 2008.

Notary Public _____

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
JULY 3, 2012

EXHIBIT A - LEGAL DESCRIPTION

LAND in Davidson County, Tennessee being Lot 2 on the Final Plat of Hunters Trail of record in Plat Book 11190, Pages 48 and 49, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more accurate description.

This tract is both subject to and is to be served access by a 50-foot wide ingress and egress easement. The centerline of which is described by metes and bounds as follows:

Beginning at a point at the centerline intersection of Gower Road and a 50-foot wide ingress/egress, also being north 25 degrees 12 minutes 19 seconds east 26.00 feet from the southeast corner of Mike Campbell, as recorded in Deed Book 7420, Page 301, said Register's office; thence leaving Gower Road and with the centerline of a 50-foot ingress/egress easement, the following calls: north 78 degrees 17 minutes 41 seconds west 111.36 feet to a point; thence along the arc of a curve to the left, having a radius of 250 feet, a central angle of 17 degrees 53 minutes 87 seconds, a chord bearing and distance of north 87 degrees 14 minutes 14 seconds west, 77.72 feet to a point; thence south 83 degrees 49 minutes 13 seconds west 193.18 feet to a point; then, along the arc of a curve to the right, having a radius of 250 feet, a central angle of 50 degrees 49 minutes 12 seconds, a chord bearing and distance of north 70 degrees 46 minutes 11 seconds west, 214.55 feet to a point; thence north 45 degrees 21 minutes 35 seconds west, 100.47 feet to a point; thence along the arc of a curve to the left, having a radius of 1,018.00 feet, a central angle of 30 degrees 55 minutes 46 seconds, a chord bearing and distance of north 60 degrees 49 minutes 28 seconds west, 542.89 feet to a point; thence, north 76 degrees 17 minutes 21 seconds west, 180.52 feet to a point; thence, along the arc of a curve to the right, having a radius of 200 feet, a central angel of 33 degrees 07 minutes 18 seconds, a chord bearing and distance of north 59 degrees 43 minutes 42 seconds west, 114.01 feet to a point; thence north 43 degrees 10 minutes 02 seconds west, 209.40 feet to a point in the easterly line of W.H. Stringfellow, as recorded in Deed Book 41, Page 194, said Register's Office, and also being the point of termination.

And further conveyed herewith are the easement rights described in that Agreement Regarding the Installation, Improvement and Maintenance of Public Utilities and Driveway, of record in Book 11320, Page 521, said Register's Office.

BEING the same property conveyed to David W. Baka and wife, Virginia T. Baka by Deed from Douglas Pillow and wife Sheila Pillow, of record in Book 11623, Page 661, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulation, building restriction, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.