Davidson County DEEDWARR
Recvd: 09/05/08 13:12 3 pgs
Fees:18.00 Taxes:85.10
20080905-0091179

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

David E. Evetts
1924 Rosebank Avenue
Nashville, TN 32716

SEND TAX BILL:

New Owner

MORTGAGEE:
Volunteer State Bank
405 Long Hollow Pike
Goodlettsville, TN 37072

MAP AND PARCEL:
03900027100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **William Howard Baird, unmarried** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **David E. Evetts** ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

Certain real estate located in the 2nd Civil District of Davidson County, Tennessee, as follows:

BEGINNING at an iron pin in the southerly margin of Old Hickory Boulevard, said pin being the northwest corner of the property conveyed to Michael D. West of record in Book 6915, page 767, and Book 6908, page 985, Register's Office for Davidson County, Tennessee; thence, South 13 degrees 25 minutes 12 seconds West, 678.33 feet to an iron pin; thence, North 76 degrees 57 minutes 06 seconds West, 153.35 feet to a planted stone; thence, North 32 degrees 59 minutes 37 seconds West, 204.61 feet to an iron pin at the base of a 12 inch maple tree; thence, North 28 degrees 05 minutes 34 seconds West, 709.66 feet to an iron pin in the southerly margin of Old Hickory Boulevard; thence, along the southerly margin of Old Hickory Boulevard with a curve to the left, said curve having a central angle of 05 degrees 40 minutes 59 seconds for a length of 26.65 feet to an iron pin; thence, continuing with said southerly margin for the following calls, North 88 degrees 40 minutes 00 seconds East, 109.81 feet to an iron pin; thence, with a curve to the right, said curve having a central angle of 18 degrees 02 minutes 59 seconds for a length of 311.40 feet to an iron pin; thence, South 16 degrees 43 minutes 00 seconds West, 5.00 feet to an iron pin; thence, with a curve to the right, said curve having a central angle of 06 degrees 57 minutes 01 seconds for a length of 119.30 feet to an iron pin; thence, South 66 degrees 19 minutes 58 seconds East, 216.44 feet to the point of beginning, containing 8.01 acres, more or less.

Being the same property conveyed to William Howard Baird, a single person by Installment Deed from Dorothy Allen, a single person, of record in Instrument No. 200006050055491, Register's Office for Davidson County, Tennessee, recorded June 5, 2000.

This conveyance is made subject to: (1) real estate taxes for the current year, which have been prorated and assumed by the Grantee; (2) all applicable zoning ordinances and building restrictions; (3) all covenants, bylaws, restrictions, declarations and easements of record; and (4) such limitations and easements as may affect the premises.

This is unimproved property known as 6764 Old Hickory Boulevard, Whites Creek, TN 37189.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that he are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 5th day of September, 2008.

William Howard Baird

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared William Howard Baird, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 5th day of September, 2008.

Notary Public

My Commission Expires: 7/5/11

ANDREW B. GIBSON, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN My Comm. Expires July 5, 2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $23,000.00.

AFFIANT

Subscribed and sworn to before me this 5 day of September, 2008.

NOTARY PUBLIC

My Commission Expires: 7/5/11

ANDREW B. GIBSON, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN My Comm. Expires July 5, 2011

I, Andrew B. Gibson, Jr., 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, Andrew B. Gibson, Jr., 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: 11/22/08

Notary's Seal

ELAINE PHELPS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 22, 2008