Davidson County DEEDWARR
Recvd: 09/29/08 10:55 2 pg
Fees:13.00 Taxes:621.60
20080929-0098484

WARRANTY DEED

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 168,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of September, 2008

Notary Public:

MY COMMISSION EXPIRES: 3/7/11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Wanda Beaird	Primary Residential Mortgage, Inc.	Parcel ID:
413 Belll Road	4750 West Wiley Post Way, #200	14908002700
Nashville, TN 37217	Salt Lake City, UTAH 84116	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Harold B. Sawyer and wife, Sallie L. Sawyer

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Wanda Beaird

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 15 on the Plat of Dorhill Acres, Section II, as of record in Book 2331, Page 144, Register's Office for Davidson County, Tennessee, as follows:

Said Lot No. 15 fronts 159.0 feet on a broken line on the westerly side of Bell Lane, and extends back 302.3 feet on the southerly side and 249.0 feet on the northerly side to a line in the rear, measuring 148.0 feet.

Being the same property conveyed to Harold B. Sawyer and wife, Sallie L. Sawyer by deed from Dennis Britt and wife, Lou I. Britt of record in Book 4713, Page 972, said Register's Office, dated June 1, 1973.

INCLUDED, BUT SPECIFICALLY EXCLUDED THEREFROM is the following described property found in Deed Book 9569, Page 524, said Register's Office:

Beginning at the point of intersection of the existing west margin of Bell Road, and the north boundary of the Barbara Charlton Dobson, Etal property; thence with said north boundary, north 81 degrees, 35 minutes, 47 seconds west 15 feet more or less to a point, said point being 40.00 feet left of Bell Road proposed centerline station 111+72.99; thence with the proposed west margin of said road (1) having a 1392.39 foot radius curve northerly 60.97 feet (2) north 05 degrees, 00 minutes, 49 seconds east 96.697 feet to a point, said point being 40.00 feet left of Bell Road proposed centerline station 113+33.24; thence with the south boundary of Rex Fitzgerald, Etux property, south 85 degrees, 45 minutes, 05 seconds east 16 feet more or less to a point; thence with said existing margin southerly 160 feet more or less to the point of beginning, containing 2437 square feet.

Being the same property conveyed to Tennessee Department of Transportation by deed from Harold B. Sawyer and wife, Sallie L. Sawyer, of record in Book 9569, Page 524, said Register's Office.

This conveyance is subject to a Utility Easement of record in Book 5687, page 952, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 413 Belll Road, Nashville, TN 37217

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 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 the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 26th day of September, 2008.

Harold B. Sawyer

Harold B. Sawyer

Sallie L. Sawyer

Sallie L. Sawyer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Harold B. Sawyer and Sallie L. Sawyer, 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 this 26th day of September, 2008.

My Commission Expires: 3/7/11

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.