STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 1,600.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF Dec. 20 08

Deputy Register

This Document Was Prepared by:
Anthony M. Folk
1004 Wellmoor ct
Nashville, TN 37209

After Recording Please Return to: Send Tax Bill To
Christina S. & Anthony M. Folk
1004 Wellmoor Ct
Nashville, TN 37209

WARRANTY DEED

WARRANTY DEED made this 9th day of December 2008 by and between Joe Wallace and Sue Wallace, Co-Trustees, The Joe Wallace and Sue Wallace Revocable Living Trust, dated October 13, 1998 of the City of Nashville and County of Davidson ("grantor"), and Christina S. Folk, and husband Anthony M. Folk ("grantee"), whose mailing address is 1004 Wellmoor Ct. Nashville, TN. 37209. THE GRANTOR, for and in consideration of the sum of one thousand six hundred dollars ($1,600.00), the receipt and sufficiency of which is hereby acknowledged and received, and for other good and valuable consideration, does hereby grant, bargain, sell and convey unto the grantee her/his heirs and assigns, the following described premises located in the County of Davidson, State of Tennessee, described as follows (enter legal description):

A track of land in the 9th civil district of Davidson county, Tennessee, described according to a survey by Philip E Holmes Jr. of Volunteer Land Surveying Services dated December 2, 2008, as follows:

Beginning at a iron pin found in the westerly margin of Griffith road and being the northeast property corner; thence with westerly margin of Griffith road south 16'32'52" east 50.47 feet to an iron pin; thence leaving westerly margin of Griffith road south 81'43'02" west 459.98 feet to an iron pin; thence south 12'27'55" east, 279.68 feet to an iron pin; thence south 75'34'44" west, 343.42 feet to an iron pin; thence with a curve to the left an being non-radial having a 534.41 foot radius, and a delta angle of 28'05'46", and a arc distance of 262.06,a chord being north 28'37'21 west, 259.44 feet to an iron pin; thence north 42'27'36" west, 374.12 to an iron pin; thence north 85'10'18"east, 431.97 to an iron pin; thence south 36'12'56" east, 182.41 feet to an iron pin; thence north 81'42'58" east, 557.49 to the point of beginning. Containing 5.32 acres or 231,886.6 square feet more or less. Being the property from deed reference for the property is 20001103-0109232, as of record in register's office for Davidson County, Tennessee. Owner of Record being Joe Wallace and wife Sue Wallace TRUSTEES

Together with non-exclusive permanent easement right of way over the existing gravel privet road for the enjoyment of Christina Folk & Anthony Folk, ebux, and their heirs, successors, and assigns, to pass with or without vehicles for the ingress to the land sold. Grantors have heretofore granted to grant similar common easements to others. Grantors reserve to themselves, their heirs, executors, administrators, personal representatives assigns, successors and permitees an easement across the land conveyed, the width of the existing roadway to meet the specifications necessary to dedicate the road as a public way. This easement shall be perpetual and shall run with the land. This conveyance is subject to all restrictions, easements, or other encumbrances, which are matters of public record.

There shall be no temporary building or house trailers placed on this property. Any residence shall have a minimum of 1700 square feet of living space. Buildings will be placed on the property as if the center of the existing roadway were the center of a public dedicated roadway.

Also known as street and number 719 Pine Hill Lane
Tax Parcel ID# 154 0 00 053.00

TO HAVE AND TO HOLD the said premises, with its appurtenances unto the said Grantee his/her heirs and assigns forever.

Grantors covenant with the Grantee that the Grantors are now seized in fee simple absolute of said premises; that the Grantors have full power to convey same; that the same is free from all encumbrances excepting those set forth above; that the Grantee shall enjoy the same without any lawful disturbance; that the Grantors will, on demand, execute and deliver to the Grantee, at the expense of the Grantors, any further assurance of the same that may be reasonably required, and, with the exceptions set forth above, that the Grantors warrant to the Grantee and will defend for her/him all the said premises against every person lawfully claiming all or any interest in same, subject to real property taxes accrued by not yet due and payable and any other covenants, conditions, easements, rights of way, laws and restrictions of record.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

Joseph N. Wallace, Trustee — Sue T. Wallace, Trustee

Joseph N. Wallace Trustee — Sue T. Wallace Trustee

STATE OF): Tennessee
COUNTY OF): Davidson
The foregoing instrument was acknowledged before me, Yordan Porashki, a notary public in and for the state of Tennessee by Joseph N. Wallace Trustee and Sue T. Wallace Trustee on the 9th day of December 2008.
Witness my hand and official seal

NOTARY PUBLIC
My commission expires 3-7-2011

YORDAN PORASHKI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 12/09/08 14:30 1 pgs
Fees:13.00 Taxes:5.92

20081209-0118888

PICK-UP