Name and Address of New Owner:	Send Tax Bills To:	Prepared by:
Horace Rodney Taylor Christy Taylor 3801 Creekside Drive Nashville TN 37211	Same	Southeast Title 907 Rivergate Parkway S-B-1 Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $116,500.00

Affiant

Subscribed and sworn to before me on 12/04/08.

Notary Public

My Commission Expires: 5/23/11

Map & Parcel No.
148-14 73

DOLORES E. MCBROOM NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 05/23/2011

Davidson County DEEDWARR
Recvd: 12/12/08 11:45 5 pgs
Fees:28.00 Taxes:431.05
20081212-0119680

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Roy Newsom, Jr Married RN., (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Horace Rodney Taylor and wife Christy Taylor, (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

Property known as 3801 Creekside Drive Nashville TN 37211, County of Davidson:

Land in Davidson County, Tennessee, being Lot No. 1, a Resubdivision of Lot 92, on the map of Blanchard Heights Subdivision of record in Instrument Number 200803050022014 in the Register's Office for Davidson County, Tennessee.

Together with an easement for the driveway encroachments onto Lot No. 2, as shown of record in Instrument No. 200803050022014, in the Davidson County, Tennessee's Register's Office. Said plat shows 2 encroachments

Being the same property conveyed to Roy Newsom, Jr. by deed from Household Financial Center, Inc. and filed for record on 11/02/07 in Instrument Number 200711020129408, said register's Office.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 3801 Creekside Drive, Nashville, TN 37211.

The above referenced Property is not the Primary residence of the said Roy Newsom, Jr.

RN

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his/her/their heirs and assigns forever. Grantor covenants that he/she/they is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

GRANTOR further covenants and binds herself/himself/themselves and his/her/their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, his/her/their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on 12/04/08.

See Attached Exhibit A, B + C

Roy Newsom, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, Roy Newsom, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee this the 4th day of December, 2008.

Notary Public

DOLORES E. MCBROOM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05/23/2011

My Commission Expires: 5/23/11

Attached Exhibit A:

PERMANENT EASEMENT

Whereas, Roy Newsom Jr. does hereby grant and convey a driveway easement to Horace Rodney Taylor being described as follows:

Easement for the driveway encroachments onto Lot No. 2, as shown of record in Instrument No. 200803050022014, in the Davidson County, Tennessee's Register's Office. Said plat shows 2 encroachments.

Said Plat is attached to and made part of this Permanent Easement.

Roy Newsom Jr

State of Tennessee
County of Davidson

On this 4th day of December 2008, before me appeared Roy Newsom, Jr. personally known to me (or proved to me on the basis of satisfactory evidence) to be the people executing the within document and who acknowledged the execution of the same to be their free act and deed.

Witnessed my hand and official seal.

DORIS E. MCPHERSON
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY
My Commission Expires 05/23/2011

Notary Public

My commission expires: 5/23/11

Attached Exhibit B:

SHARED DRIVEWAY AGREEMENT FOR MAINETENACE

Whereas, Horace Rodney Taylor hereby recognizes that his driveway is encroaching on to the lot next door currently owned by Roy Newsom Jr (See attached plat for reference). Both Parties have and do hereby agree to equally share in the maintenance of the shared (encroached) portion of the driveway.

Horace Rodney Taylor

Roy Newsom Jr

State of Tennessee
County of Davidson

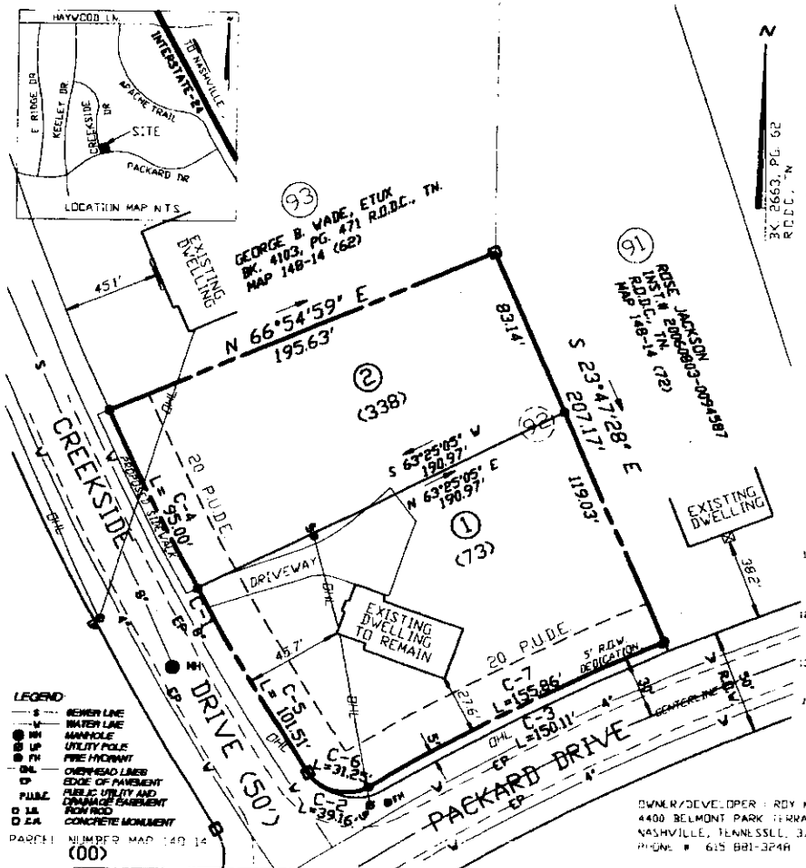
On this 4th day of December 2008, before me appeared Horace Rodney Taylor & Roy Newsom Jr. personally known to me (or proved to me on the basis of satisfactory evidence) to be the people executing the within document and who acknowledged the execution of the same to be their free act and deed.
Witnessed my hand and official seal.

Notary Public

My commission expires: 5/23/11

DOLORES E. MCBROOM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05/23/2011

Attached Exhibit C.



	RADIUS	ARC	CHORD BEARING	DISTANCE
C-1	1340.00'	196.51'	N 88°53'38" W	196.33'
C-2	25.71'	39.16'	N 76°45'48" W	35.46'
C-3	1144.49'	150.11'	S 63°24'03" W	150.00'
C-4	1340.00'	95.00'	N 86°46'09" W	94.98'
C-5	1340.00'	101.51'	N 90°58'14" W	101.49'
C-6	20.44'	31.25'	N 76°31'07" W	28.28'
C-7	1149.49'	155.86'	S 63°16'11" W	155.73'

R10

1. THE PURPOSE OF THIS PLAT IS TO CREATE 2 SINGLE-FAMILY RESIDENTIAL BUILDING LOTS.
2. TITLE SEARCH WAS NOT PROVIDED. THIS SURVEY IS SUBJECT TO SUCH STATE OF FACTS AS A CURRENT TITLE SEARCH MAY DISCLOSE.
3. NUMBERS SHOWN THUS (00) PERTAIN TO DAVIDSON COUNTY PROPERTY MAP NUMBER 148-14
4. USING GRAPHIC SCALING METHODS THIS PROPERTY IS LOCATED IN ZONE "X" AS SHOWN ON FIRM COMMUNITY NO. 470040 - PANEL 0354 F DATED 4-20-01 AND IS NOT IN A F.E.M.A. - FIRM SPECIAL FLOOD HAZARD AREA BY MAPS AVAILABLE TO ME AT THIS TIME
5. SETBACKS TO BE DETERMINED BY METROPOLITAN ZONING REGULATIONS. PROPERTY IS ZONED R10
6. ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATIONS MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840 AND APPROVED BY THE METROPOLITAN DEPARTMENT WATER SERVICES
7. INDIVIDUAL SANITARY SEWER SERVICE LINES AND WATER SERVICE LINES ARE REQUIRED FOR EACH LOT
8. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL. (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" CMP)
9. A PUBLIC UTILITY AND DRAINAGE EASEMENT OF TWENTY FEET (20') ADJACENT TO ALL STREET RIGHT OF WAYS SHALL HEREBY BE MADE A PART OF THIS RECORDING. CORNER LOTS WHERE FRONT YARD BUILDING SETBACKS ARE LESS THAN TWENTY FEET (20'), THE EASEMENT DEPTH SHALL BE REDUCED ACCORDINGLY
10. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND / OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL (615) 366 - 1987 OR (800) 351 - 1111
11. THE DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE ADOPTED TREE ORDINANCE 094-1104 (METRO CODE CHAPTER 17.24, ARTICLE II, TREE PROTECTION AND REPLACEMENT, AND CHAPTER 17.40, ARTICLE X, TREE PROTECTION AND REPLACEMENT PROCEDURES)
12. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED INGRESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE AND INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY
13. THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERCEDES THE RECORDING OF LOT 92, BLANCHARD HEIGHTS AS OF RECORD IN BOOK 2663, PAGE 62 REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE
14. SIDEWALKS TO BE CONSTRUCTED OR IN LIEU OF CONTRIBUTION PAID WITH THE APPLICATION FOR BUILDING PERMIT ON LOT 2

OWNER/DEVELOPER : ROY NEWSOM, JR
4400 BELMONT PARK TERRACE #154
NASHVILLE, TENNESSEE, 37215
PHONE # 615 881-3248

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY WITH A DEGREE OF ACCURACY OF THE UNADJUSTED SURVEY BEING EQUAL TO OR GREATER THAN 1:10,000 AS SHOWN HEREON.
APPROVED MONUMENTS HAVE BEEN PLACED AS INDICATED.
ALL SIDE LOT LINES ARE AT RIGHT ANGLES OR RADIAL TO A STREET UNLESS OTHERWISE NOTED

JOHN A. HOOD, TN. R.L.S. NO. 1838

JOHN ALAN HOOD
REGISTERED LAND SURVEYOR
AGRICULTURE
TENNESSEE NO. 1838

PREPARED BY:
Campbell, McRae and Assoc. Surveying, Inc.
2918 BERRY HILL DRIVE
NASHVILLE, TENNESSEE 37204
PHONE (615) 298-2424 FAX (615) 297-2828

OWNER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON AS EVIDENCED IN BOOK ____, PAGE ____ R.O.D.C., TENNESSEE AND ADOPT THIS PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED. NO LOT OR LOTS AS SHOWN HEREIN SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED OR CHANGED SO AS TO PRODUCE LESS AREA THAN HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE METROPOLITAN PLANNING COMMISSION.

OWNER _____ DATE: _____

ROY NEWSOM, JR.

COMMISSION'S APPROVAL

APPROVED BY THE METROPOLITAN PLANNING COMMISSION OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE

BY: _____ DATE: _____

RECORD

SUBDIVISION NO.
2008S-0043U-12

60' 0 60' 120'
GRAPHIC SCALE
(IN FEET)
1" = 60'

FINAL PLAT
RESUBDIVISION OF LOT 92,
BLANCHARD HEIGHTS,
BOOK 2663, PAGE 62, R.O.D.C., TN
30TH COUNCILMANIC DISTRICT,
NASHVILLE, DAVIDSON COUNTY, TENNESSEE
LOCATED AT THE NORTHEAST INTERSECTION OF
CREEKSIDE DRIVE AND PACKARD DRIVE

DEED REFERENCE: INST. 20071102-0129408 R.O.D.C., TN
COUNCIL REPRESENTATIVE : JIM HODGE
DATE : 12-21-07
TOTAL AREA IN BOUNDARY = 39661.07 SQ. FT. / 0.91 ACRES±
5' R.O.W. DEDICATION = 828.24 SQ. FT. / 0.02 ACRES±
AREA LOT 1 = 21,579.00 SQ. FT. / 0.50 ACRES±
AREA LOT 2 = 17,253.83 SQ. FT. / 0.39 ACRES±

SHEET 1 OF 1

HRT Cmte