WARRANTY DEED

PREPARED BY & RETURN TO: PERRONE & YOUNG, ATTYS
109 WEST [illegible]
BRENTWOOD, TN 37027

ROBIN S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JANUARY, 2009.

Robin S Edwards
Notary Public

MY COMMISSION EXPIRES: 3/26/2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher P. Royea	Ark-La-Tex Financial Services, LLC	85-10-22
(NAME)	(NAME)	
218 Belding Drive	5160 Tennyson Parkway, Ste 2000W	85-10-21
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214	Plano, Tx 75024	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Buford Perry and wife, Margaret Perry, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christopher P. Royea and wife, Jennifer Royea, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 218 Belding Drive, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Davidson County DEEDWARR
Recvd: 02/03/09 11:24 3 pgs
Fees:18.00 Taxes:924.63
20090203-0009122

Witness our hands this 30th day of January, 2009.

Buford Perry

Margaret Perry

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 Buford Perry and Margaret Perry 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of January, 2009.

Commission expires:

Notary Public

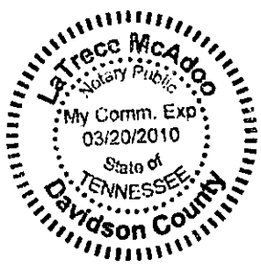


EXHIBIT A

BEING a certain parcel of land located in the 14th Councilmanic District of Nashville-Davidson County, Tennessee; and being further described as follows:

Beginning at an iron rod situated in the westerly margin of Belding Drive; said iron rod being a corner of the Donelson Christian Academy property as recorded in Book 10775, Page 721, RODC, TN;

Thence, along the said margin of said Drive S 28 deg. 13'09" E-109.07' to an old iron rod; said iron rod being a corner of the J.B. Gullette, etux property as recorded in Book 4802, Page 299, RODC, TN;

Thence, leaving the said margin of Belding Drive and along the northerly boundary line of Gullette S. 61 deg. 35' 57" W-286.00' to an iron rod;

Thence, generally with an old fence line S 57 deg. 00' 35" W-397.20' to an iron rod located in the approximate centerline of an old concrete ditch; said iron rod being a corner of the George Blair & Regina K. Dudley property as recorded by Instrument 200605240061140;

Thence, leaving the Gullette property and along the northerly boundary line of Dudley and generally with the approximate centerline of an old concrete ditch, N 60 deg. 17' 42" E-274.48 to an iron rod;

Thence N 87 deg. 34' 19" W-296.00 (passing an iron rod that is a witness line corner at 270.43') to the approximate low water elevation of the Stones River;

Thence, leaving the Dudley boundary line and generally with the said low water mark of the Stones River, N 14 deg. 33' 43" E-230.00' to a point; said point being situated in the southerly boundary line of the aforementioned Donelson Christian Academy property.

Thence, leaving Stones River and with the Academy's boundary line and generally with an old fence line (passing a witness line corner at 25.08'), S 79 deg. 52' 29" E-653.00' to an old rod at a fence corner;

Thence, N 62 deg. 21' 34" E-413.90' to the point of beginning , containing 4.61 acres (200,729 square feet), according to a survey by C. Michael Moran, RLS, License #970, 2002 Lindell Ave., Nashville, TN. 37203, dated January 23, 2007.

Being the same property conveyed to Buford Perry and wife, Margaret Perry, by deed of record in Instrument No. 20070130 0012426, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.