This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
211 Donelson Pike, Suite 2, P. O. BOX 140255
Nashville, Tennessee 37214

Recording Information:

BILL GARRETT, Davidson County
Trans:T20090028066 DEEDWARR
Recvd: 04/29/09 12:04 3 pgs
Fees:18.00 Taxes:1.11
20090429-0038726

Tressa Louise Strawn +tls
ADDRESS NEW OWNER:
4833 Eatons Creek Road
Nashville, TN 37218

SEND TAX BILL TO:
Owner

MAP 48
GROUP
PARCEL 41

INFORMATION PROVIDED BY THE PARTIES HERETO WITHOUT THE BENEFIT OF A TITLE EXAMINATION

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, David Michael Tomlinson hereinafter called the "GRANTOR", bargained and sold, and by these presents, transfer and convey unto **Tressa Louise Strawn, James Claude Warren, Velma Jean Morgan, and Sheila Marie Cox, as tenants in common, each owning a one fourth (1/4) undivided interest**, 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:

EXHIBIT "A" attached

Being part of the same property conveyed to David Michael Tomlinson by deed of record in Instrument 20060428-0048885, Register's Office for Davidson County, Tennessee.

Taxes for the current year have been settled between the parties.

This is improved property known as 4840 Eatons Creek Road, Tennessee 37218.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including any improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantees agrees that the property conveyed hereby, including any improvements located thereon, is conveyed by Grantor and accepted by Grantees in an "as is, where is" and "with all faults" condition.

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,

"GRANTOR" does covenant with the said "GRANTEES" that they are lawfully seized and possessed of said land in fee simple, a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

"GRANTOR", does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and 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 my hand this the 23 day of April, 2009.

David Michael Tomlinson
David Michael Tomlinson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, David Michael Tomlinson , the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand this the 23 day of April, 2009

Elizabeth Pachciarz

NOTARY PUBLIC
My Commission Expires: 1-9-2012

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $300.00.

Tressa Strawn
AFFIANT

WITNESS my hand this the 29 day of April, 2009

Jason Hulse

NOTARY PUBLIC
My Commission Expires: Nov 14, 2009

My Commission Expires NOV. 14, 2009

EXHIBIT "A"

Brackman Land Surveying

David P. Brackman R.L.S.
1707 Gale Lane
Nashville, Tennessee 37212
dbrack@bellsouth.net
Office (615) 476-8107
Fax (615) 298-2605

Property Description

Beginning at a point in the center of Eaton's Creek, said point being the southwest corner of Parcel 41 of Property Map 48 R.O.D.C., TN, thence North 63 deg 41 min 59 sec East 9.46 feet to a point on the right of way of Eaton's Creek Road (25 feet from center of road);

Thence with said ROW North 30 deg 00 min 00 sec West 220.50 feet to a point;

Thence leaving ROW South 60 deg 00 min 00 sec West 6.80 feet to a point in Eaton's Creek;

Thence with center of creek South 23 deg 31 min 43 sec East 23.64 feet to a point;

Thence South 34 deg 12 min 15 sec East 64.56 feet to a point;

Thence South 19 deg 22 min 53 sec West 33.76 feet to a point;

Thence South 42 deg 42 min 30 sec East 71.22 feet to a point;

Thence South 37 deg 21 min 47 sec East 40.90 feet to the point of beginning Containing 3089.58 square feet or 0.07 acres.

Property address is 4840 Eaton's Creek Road.

Description written April 18, 2009.

