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 12:11 3 pgs
Fees:18.00 Taxes:0.37
20090429-0038727

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,** an unmarried woman, hereinafter called the "GRANTEE", her 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 "GRANTEE", her heirs and assigns, forever, and,

"GRANTOR" does covenant with the said "GRANTEE" that she is 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 "GRANTEE", and her 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 PACHECO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Elizabeth Pacheco

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 $0.00.

Tressa Strawn
AFFIANT

WITNESS my hand this the 29 day of April, 2009

JASON HULSE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 14, 2009

Jason Hulse

NOTARY PUBLIC
My Commission Expires: Nov 14, 2009

hls

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 100.00
Tressa Strawn
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF APR 20 09
Deputy Register

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 northwest corner of a strip of land across Eaton's Creek Road from Parcel 55 of Property Map 48 R.O.D.C., TN, thence North 60 deg 00 min 00 sec East 6.80 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 115.75 feet to a point;

Thence with ROW North 30 deg 28 min 17 sec West 199.25 feet to a point;

Thence leaving ROW South 58 deg 57 min 42 sec West 8.80 feet to a point in Eaton's Creek;

Thence with center of creek South 35 deg 41 min 21 sec East 4.80 feet to a point;

Thence South 30 deg 08 min 51 sec East 129.16 feet to a point;

Thence South 22 deg 54 min 31 sec East 113.02 feet to a point;

Thence South 61 deg 33 min 42 sec East 39.64 feet to a point;

Thence South 23 deg 31 min 43 sec East 35.19 feet to the point of beginning Containing 3627.21 square feet or 0.08 acres.

Property address is 4840 Eaton's Creek Road.

Description written April 18, 2009.

