Prepared by:
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Davidson County	DEEDWARR
Recvd: 06/04/09 09:56	4 pgs
Fees:23.00 Taxes:997.15	
20090604-0051616	

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $269,500.00

Affiant

Subscribed and sworn to before me, this 3rd day of June 2009.

Notary Public
My commission expires: Jan 23, 2012

SHERI PROW PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
William H. Freeman 3810 Bedford Ave. Nashville TN 37215	Same	154000111001

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Paula L. Miller and husband Phillip W. Miller hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to William H. Freeman , a married person hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Beginning at an iron pin, the Southwest corner of Joseph H. Wallace property, Book 4780, Page 430, Register's Office of Davidson County, said iron pin being N63 degrees 54' 09"W, 287.86' from an existing axle; thence with a fence, N67 degrees 37'54"W, 456.91' to a small tree in a fence; thence N62 degrees 03'35"W, 440.33' to an iron pin placed this survey; thence N28 degrees 15'45"E, 394.08' to an iron pin placed this survey; thence S62 degrees 03'35"E, 399.06' to an iron pin in the center of a gravel drive above a lake; thence with the center of said drive S17 degrees 14'48E, 63.30' to a point; thence S39 degrees 31'19E, 35.80' to a point; thence with four calls along the edge of a lake, as follows:

N89 degrees 08'14"E, passing an iron pin at 12.72', in all 243.19' to an iron pin placed this survey;

N68 degrees 28'56"E, 121.95' to an iron pin;

N86 degrees 45' 28"E, 182.91' to an iron pin;

N02 degrees 53'28"E, 82.60' to an iron pin; thence

S69 degrees 17'59"E, passing an existing iron pin 136.47', in all 253.08' to an existing iron pin, corner to William Caul; thence with Caul's line S22 degrees 11'02"W, 165.91' to an existing iron pin; thence S29 degrees 30'54"W, 169.21' to an existing iron in; thence S23 degrees 42'13"W, 98.26' to an iron pin placed this survey on the South side of a 50' easement; thence with the said easement N27 degrees 34'09"W, 63.03' to an iron pin; N41 degrees 00'09"W, 204.00' to an iron

pin; N86 degrees 33'09"W, 181.00'; thence leaving said easement S03 degrees 26'51"W, 334.50' to point of beginning, containing 10.01 acres, more or less, and being part of Book 3674, Page 310, Ninth Civil District, Davidson County, Tennessee, according to a survey by Perry A. Chapdelaine, Jr., 7/3/83.

Together with a non-exclusive permanent easement or right-of-way over the existing gravel roads from Griffith Road to the land conveyed, said existing gravel road crossing the land of the grantor, for the enjoyment of the buyers, their heirs, successors, and assigns, to pass with or without vehicles for ingress and egress to lands sold. Grantors have heretofore granted to others easements to use the existing roadway and Grantor will in the future grant similar common easements to others. Further, Grantors reserve to themselves, their heirs, executors, administrators, personal representatives, assigns, successors and permittees an easement across the land conveyed, the width of the existing roadway and further, the required width of the roadway which may be built in the future, the center line of which would be the center line of the existing roadway, widened to meet the specifications necessary to dedicate the road as a public way. This is the easement to dedicate the road as a public way. This easement shall be perpetual and shall run with the land.

Being the same property conveyed to Phillip W. Miller and Paula L. Miller by Deed dated 7/22/83 from Neal W. Carter and wife, Ann R. Carter of record in Book 6104 page 180, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2009 taxes, a lien which are not yet due and payable. 2) No insurance is provided as to the number of acres. 3) Restrictions of record in Deed Book 6104 , page 180, Register's Office for Davidson County, Tennessee 4) Right of way easement or non-exclusive permanent easement of record in Deed Book 6104 Page 180 5) Non Transferrable Variance for installation of Septic System of record in Book 7333 Page 413

This property is improved property known as 811 Pine Hill Ln., Nashville, Tennessee 37221

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 2nd day of June, 2009.

Paula L. Miller

Phillip W. Miller

STATE OF Georgia
COUNTY OF Richmond

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paula L. Miller , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

2nd Witness my hand and official seal at Suntrust Bank, _____, this 2nd day of June, 2009.

Jokeia N Lewis
Notary Public

JOKEIA N. LEWIS
Notary Public
Richmond County
State of Georgia
My Commission Expires Mar 27, 2011

My Commission expires:

STATE OF Georgia
COUNTY OF Richmond

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Phillip W. Miller , the bargainor(s), 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.

2nd Witness my hand and official seal at Suntrust, Bank, this 2nd day of June, 2009.

Jokeia N Lewis
Notary Public

JOKEIA N. LEWIS
Notary Public
Richmond County
State of Georgia
My Commission Expires Mar 27, 2011

My Commission expires:

FILE NO: 06148

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 3/29/11.

