BILL GARRETT, Davidson County
Trans:T20090075194 DEEDWARR
Recvd: 11/04/09 08:58 2 pgs
Fees:13.00 Taxes:107.30
20091104-0101803

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Michael Cothern 7428 Bidwell Joelton, TN 37080	Same as New Owner	Map 50 Parcel 112

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, JOHN T. PARKER and WILLIAM B. PARKER, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto MICHAEL COTHERN, hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A tract of land in the Second Civil District of Metropolitan Nashville-Davidson County, Tennessee, being more fully described according to a survey dated November 18, 1983 prepared by Ragan-Smith-Murphy & Associates, Inc., Job No. 83-054, as follows:

To reach the beginning from an iron pin set in the Southeasterly boundary line of a tract of land conveyed to J. D. Southerland by deed as of record in Book 2702, page 70, Register's Office for Davidson County, Tennessee and also being the Southwest corner of the tract of land conveyed to C. W, Cone and wife, by deed as of record in Book 1847, page 522, Register's Office for Davidson County, Tennessee, proceed: N 10 degrees 46 minutes 51 seconds E, 1125.85 feet to an iron pin; thence N 80 degrees 42 minutes 15 seconds W, 487.28 feet to an iron pin; thence, N 33 degrees 51 minutes 47 seconds W, 41.10 feet to an iron pin, the point of beginning; thence, N 33 degrees 51 minutes 47 seconds W, 588.50 feet to an iron pin; thence, N 59 degrees 54 minutes 54 seconds E, 817.79 feet to a point in the center of a 50 foot private drive; thence, with the center of said drive, S 29 degrees 57 minutes 45 seconds E, 18.50 feet; thence, with a 478.33 foot radius curve to the right 175.33 feet, said curve has a chord bearing and distance of S 19 degrees 27 minutes 37 seconds E, 174.35 feet; thence, with a 800.00 foot radius curve to the left 397.76 feet, said curve has a chord bearing and distance of S 23 degrees 12 minutes 18 seconds E, 393.67 feet; thence leaving said drive S 59 degrees 22 minutes 49 seconds W, 699.70 feet to the point of beginning and containing 10.01 acres, more or less.

BEING all of the same property conveyed to John T. Parker and William B. Paker by Deed from Thomas P. Parker of record in Instrument No. 20070622-0074784, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

This is unimproved property located on Trail Hollow Lane, Whites Creek, TN 37189.

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 , his heirs and assigns, forever.

And we, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2009, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the Escrow Closing Attorney, at closing.

2. Subject to restrictions as set forth and described in the deed of record in Instrument No. 20070622-0074784, said Register's office.

And, we, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

JOHN T. PARKER

WILLIAM B. PARKER

"GRANTEE"

MICHAEL COTHERN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN T. PARKER, WILLIAM B. PARKER, and MICHAEL COTHERN, 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 purposes therein contained.

WITNESS my hand, at office, this the 3rd day of November, 2009.

NOTARY PUBLIC

HOMER R. AYERS
STATE OF TENNESSEE NOTARY PUBLIC MY COMMISSION EXPIRES AUGUST 20, 2013
SUMNER COUNTY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $29,000.00.

Affiant

Sworn to and subscribed before me, this the 3rd day of November, 2009.

NOTARY PUBLIC

HOMER R. AYERS
STATE OF TENNESSEE NOTARY PUBLIC MY COMMISSION EXPIRES AUGUST 20, 2013
SUMNER COUNTY