This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

Davidson County DEEDWARR
Recvd: 11/17/09 14:21 3 pgs
Fees:18.00 Taxes:136.90
20091117-0105921

ADDRESS NEW OWNER:

Tim Forsman
Ian Haldimann
3882 Kinght Drive
Whites Creek, TN 37189

SEND TAX BILL:
New Owner

MAP AND PARCEL:
04700008700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Loyd F. Potts, married** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Tim Forsman as to an undivided fifty percent (50%) interest and Ian Haldimann as to an undivided fifty percent (50%) interest, both as tenants in common** ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

Property located at 4865 Eatons Creek Road in the City of Nashville, 1st Councilmanic District of Davidson County, Tennessee. Being described according to a survey by J. Bruce Rainey, Surveyor #823 dated October 19, 2009 and known as Job No. 09-0115, as follows:

BEGINNING at an iron pin set in the westerly right-of-way of Eatons Creek Road at the Southeast corner of the herein-desribed tract. Said point of beginning also being the Northeast corner of the Herman F. Marks property of record in Book 5410, Page 85, R.O.D.C., TN. Thence from said POINT OF BEGINNING, leaving Eatons Creek Road with the northerly line of Marks, S 66°15'42" W - 102.39' to an iron pin set; Thence S 76°45'42" W - 714.00' to an iron pin set; Thence S 25°44'18" E - 209.00' to an iron pin set in the northerly line of the Deborah G. Purcell property of record in Book 9592, Page 750, R.O.D.C., TN. Thence with the northerly line of Purcell, S 76°45'42" W - 876.00' to an iron pin set in a fence; Thence N 36°50'59" W - 80.00' to an existing iron pin in the easterly line of the Thomas L. Hazlewood property of record in Instrument No. 200904140033890, R.O.D.C., TN. Thence with the easterly line of Hazlewood, N 29°05'31" E - 306.19' to an existing iron pin; Thence N 26°37'39" E - 298.75' to an existing iron pin; Thence N 20°41'31" E - 127.95' to an existing iron pin at the Southeast corner of the George O. Hazlewood etux property of record in Book 6663, Page 305, R.O.D.C., TN. Thecnce with the easterly line of Hazlewood, N 20°28'16" E - 398.41' to an existing iron pin, a corner to the John Turner Jones etux property of record in Book 4229, Page 120, R.O.D.C., TN. Thence with the line of Jones, S 36°16'29" E - 86.00' to a 10" Hickory tree in the fence; Thence S 11°52'56" E - 297.47' to a 30" Hickory tree in the fence; Thence S 64°39'22" E - 127.78' to a steel fence post; Thence S 73°13'03" E - 47.71' to a steel fence post; Thence S 76°30'44" E - 239.44' to a fence corner post; Thence N 26°33'09" E - 199.21' to a 36" Oak tree in the fence; Thence N 35°02'53" E - 153.04' to a wood fence post; Thence N 48°19'12" E - 66.75' to a steel fence post; Thence N 60°04'41" E - 147.67' to an iron pin set in the westerly right-of-way of Eatons Creek Road; Thence with said right-of-way and a curve right having a radius of 2564.38', a chord length of 331.03', said chord having a bearing of S 32°54'05" E and an arc length along said curve of 331.26' to an iron pin set; Thence S 29°43'55" E - 184.03' to the POINT OF BEGINNING, containing 16.26 acres, more or less, together with an easement for roadway purpose for the purpose of ingress and egress to the above described access to the 44.12 acre tract lying south the aforesaid property as now located.

Being the same property conveyed to Loyd F. Potts by Warranty Deed dated August 6, 2009 from Christopher Hall of record in Instrument No. 20090810-0075345, Register's Office for Davidson County, Tennessee.

Janie C. Potts joins in the execution of this instrument to convey her interest in the property as spouse of Loyd F. Potts.

This conveyance is made subject to: (1) all applicable zoning ordinances and building restrictions; (2) all covenants, bylaws, restrictions, declarations and easements of record; and (3) such limitations and easements as may affect the premises.

This is improved property known as 4865 Eatons Creek Rd, Nashville, TN 37218.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor does covenant with Grantee that he is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 17th day of November, 2009.

Loyd F. Potts

Janie C. Potts

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Loyd F. Potts and wife, Janie C. Potts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein. Witness my hand and official seal this 17 day of November, 2009.

Notary Public

My Commission Expires: 9/3/12

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Exp. September 3, 20

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, ~~whichever~~ is ~~greater~~, ~~for~~ this transfer is $37,000.00.

AFFIANT

Subscribed and sworn to before me this 17 day of November, 2009.

NOTARY PUBLIC

My Commission Expires: 9/3/12

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012

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

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Catherine H. Gwyn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 9/3/2012

Notary's Seal

ELAINE PHELPS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012