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

ADDRESS NEW OWNER:

Mark Denny
3750 Baxter Road
Joelton, TN 37080

SEND TAX BILL:

New Owner

Davidson County DEEDWARR
Recvd: 11/20/09 13:47 4 pgs
Fees:23.00 Taxes:203.50
20091120-0107066

MAP AND PARCEL:

0088 00 0 036.00

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, **John Logan and wife, Shellie A. Thomas**, ("Grantor"), have bargained and sold, and by these presents do transfer and convey unto **Mark Denny**, ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

Being a tract of land in the 1st Councilmanic District of Davidson County, Tennessee, and a portion of that property conveyed to John Logan as Instrument No. 20021105-135745, Register's Office for Davidson County, Tennessee. More accurately described according to a survey by Tommy E. Walker RLS No. 1465 dated January 20, 2009 and revised September 15, 2009 as follows:

Beginning at an existing iron pin in the northerly margin of Baxter Road, said pin being the most southeast corner of herein described tract; thence with said margin North 62 deg. 24' 52" West, 176.19 feet; thence with said margin and a curve to the right (I= 03 deg. 44' 05", R=1479.06 feet and CB=North 60 deg. 32' 58" West, 96.39 feet) L=96.41' to a set iron pin; thence now leaving said margin North 18 deg. 23' 31" East, 279.68 feet to a set iron pin in a farm road; thence North 00 deg. 47' 14" East, 360.35 feet to a set iron pin; thence North 08 deg. 40' 30" East, 366.47 feet to a set iron pin; thence South 86 deg. 43' 30" East, 188.47 feet to a set iron pin; thence South 04 deg. 59' 15" West, 1110.40' to the point of beginning, and containing 5.01 acres, more or less.

Being part of the same property conveyed to John Logan and wife, Shellie A. Thomas, by deed from Alvin R. Hawkins Family Partnership, L.P., of record as Instrument No. 20021105-0135745*, said Register's Office. *corrected in Instrument No. 20091120-0107065, said Registers's Office.

Grantor hereby abandons any rights or claims to use the existing farm road/gravel drive that crosses the subject property and connects with remaining lands of the Grantor to the north of the subject property, as depicted on the above referenced survey. This abandonment shall be binding on the successors and assigns of the Grantor.

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 unimproved property known as Baxter Road, Joelton, TN 37080.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his 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 its hand this 20th day of November, 2009.

John Logan aka John P. Logan

Shellie A. Thomas

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared John Logan* and Shellie A. Thomas, 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. *aka John P. Logan

Witness my hand and official seal this 20th day of November, 2009.

Notary Public

My Commission Expires: 09/03/2012

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $55,000.00.

AFFIANT

Subscribed and sworn to before me
this 20th day of November, 2009.

NOTARY PUBLIC

My Commission Expires: 09/03/2012

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: 09/18/2011

Notary's Seal

