BILL GARRETT, Davidson County
Trans:T20090085501 DEEDWARR
Recvd: 12/18/09 15:35 2 pgs
Fees:13.00 Taxes:73.26

20091218-0115478

Prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
7600 Leveson Way ~ Lenox Village
Nashville, TN 37211
TN BPR # 11639

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $19,800.00.

Affiant

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

Brian Lavoy Payne, Notary Public
My commission expires: December 12, 2010

Address of New Owner:	Send Tax Bills to:	Tax Information
Mark I. Hallings 5057 Seymour Hollow Road Whites Creek, TN 37189	New Owner	030-00-0-157.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James E. Blunkall**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Mark I. Hallings and wife, Mary Elizabeth Barr Hallings**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Tract No. 6 of Vera Frances Webb Property, not of record, as described according to a survey by Regan-Smith and Associates, Inc. dated July 1977, as follows:

Beginning at an iron pin on Seymour Hollow Road, thence South 87 deg. 30 min. West 10 feet to a point; thence, North 2 deg. 29 min. 42 sec. West 175 feet to a point; thence, North 86 deg. 51 min. 03 sec. West 300 feet to a point; thence, North 13 deg. 57 min. West 1060.70 feet; thence, South 83 deg. 29 min. 59 sec. east 279.46 feet to a point; thence, South 13 deg. 57 min. 20 sec. East 704.4 feet to a point; thence South 21 deg. 25 min. 13 sec. East 228.14 feet to a point; thence South 48 deg. 26 min. 03 sec. East 96.45 feet to a point; thence South 48 deg. 26 min. 47 sec. East 332.0 feet to a point in Seymour Hollow Road; thence, South 81 deg. 36 min. 28 sec. West 17.38 feet to an iron pin; thence, North 14 deg. 30 min. 57 sec. West 109.05 feet to an iron pin being point of beginning, and containing 6.86 acres, more or less.

Being the same property conveyed to James E. Blunkall by Final Decree Confirming Sale from the Chancery Court of Davidson County, Tennessee of record in Instrument No. 20081002-0100213 Register of Deeds, Davidson County, Tennessee, pursuant to a Report of Sale by the Clerk and Master of Davidson County, Tennessee in File No 07-539-IV.

Further, being part of the same property conveyed to Sebastian Wiers and Eva Marie (sic), both unmarried, as joint tenants with right of survivorship, by Warranty Deed from Christopher Bryant and wife, Sandra Bryant, of record in Instrument No. 20051021-0127550, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is unimproved property known as Tract No. 6 of Vera Frances Webb Property, adjacent to 5057 Seymour Hollow Road, Whites Creek, Tennessee 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 17th day of December, 2009.

James E. Blunkall

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James E. Blunkall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, Tennessee, this 17th day of December, 2009.

Brian Lavoy Payne, Notary Public

BRIAN LAVOY PAYNE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires 12/12/10