BILL GARRETT, Davidson County
Trans:T20090086570 DEEDWARR
Recvd: 12/28/09 09:21 3 pgs
Fees:18.00 Taxes:199.80
20091228-0117042

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $54,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF DECEMBER, 2009.

NOTARY PUBLIC

My Commission expires:

HOWARD M. SKIP WORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 9, 2012

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 Fourth Avenue, North, Nashville, TN 37219

NAME	ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
(NAME)	(NAME)	
PHILLIP A. CARR	SAME	01400001100
3361 WEST GREGORY ROAD		
(ADDRESS)	(ADDRESS)	
CEDAR HILL, TN 37032		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

VIRGINIA EARLINE ALLEN, EXECUTRIX OF THE ESTATE OF MABLE IRENE SHORT

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

PHILLIP A. CARR

hereinafter called the **GRANTEES**, their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

SEE ATTACHED EXHIBIT "A".

Being the same property conveyed to Glenn Short and wife, Mabel Short, by deed from Clarence Moore and wife, Margaret Moore, of record in Book 1585, page 430, Register's Office for Davidson County, Tennessee. The said Glenn Short and Mabel Short having since died, with Glenn Short having predeceased Mabel Short. The Will of Mabel Irene Short of record as No. 09P-1472 Probate Clerks Office for Davidson County, Tennessee, directs the property be sold and proceeds paid to the estate.

This conveyance is made subject to the following:

1. Easement for right of way of Highway 112.

This is improved property known as 6585 Clarksville Pike, Joelton, TN 37080

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, forever. We covenant with said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands this 21st day of December, 2009

Virginia Earline Allen

VIRGINIA EARLINE ALLEN, EXECUTRIX
OF THE ESTATE OF MABEL IRENE SHORT

STATE OF TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named VIRGINIA EARLINE ALLEN, EXECUTRIX OF THE ESTATE OF MABEL IRENE SHORT the bargainor, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 21st day of December, 2009.

My Commission expires:

HOWARD M. SHIPWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2012

Howard M. Shipworth
Notary Public

EXHIBIT A

Property located in the First Councilmanic District of Davidson County, Tennessee, and being described according to a survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, TN 37146 as follows:

Beginning at an existing 2 inch iron pipe at the common corner of Betsy H. Heard (Instrument No. 20070312-0030295, R.O.D.C.) and in the south right of way of Highway 41-A (also known as Clarksville Pike or State Highway 112) (70 foot right of way)

Thence with said right of way with a curve turning to the left with an arc length of 234.45 feet,
with a radius of 5765.00 feet,
with a chord bearing of South 56° 13' 34" East,
with a chord length of 234.44 feet to a set iron rod at the edge of an existing concrete drive and common corner to Oren Devore (Deed Book 10901, page 592, R.O.D.C.),

Thence with said Devore South 20° 00' 21" West, a distance of 150.16 feet to a set iron rod at a chain link fence corner and common corner to William Carver (Instrument No. 20060328-0035077, R.O.D.C.);

Thence with said Carver North 56° 49' 09" West, a distance of 87.73 feet to an existing iron rod at a wooden fence post and common corner of Lloyd Owen (Deed Book 7149, page 227, R.O.D.C.);

Thence with said Owen North 56° 01' 33" West, a distance of 49.27 feet to an existing iron rod and common corner to Tommy Owen (Instrument No. 20020522-0062261, R.O.D.C.);

Thence with said Owen North 55° 35' 49" West, a distance of 62.87 feet to an existing iron rod and common corner to Roy Beeler (Deed Book 7880, page 768, R.O.D.C.);

Thence with said Beeler North 56° 33' 35" West, a distance of 49.96 feet to an existing wooden fence post in the east line of said Heard;

Thence with said Heard North 25° 51' 00" East, a distance of 147.59 feet to an existing 2 inch iron pipe which is the point of beginning, having an area of 35246.3 square feet, 0.81 acres.