Record & Return to
Watauga Title Company
188 Franklin Road, Suite 120
Brentwood, TN 37027

Prepared by:
Amy Cross Nance
Attorney at Law
111 Southeast Parkway Ct. Ste 200
Franklin, TN 37064
615-794-5844

BILL GARRETT, Davidson County
Trans:T20100007161 DEEDWARR
Recvd: 02/04/10 13:41 3 pgs
Fees:18.00 Taxes:1461.50
20100204-0009077

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $395,000.00

Affiant

Subscribed and sworn to before me, this 28 day of January 2010.

Notary Public
My commission expires: 7/5/11

KAREN C. ASPLIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

Address of New Owner:	Send Tax Bills to:	Tax Information
Mike Dobbs	Regions Mtg	15400011500
8624 Poplar Creek Rd.	2050 Parkway Office Cir	
Nashville, TN 37221-0000	B'ham, AL 35244	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged James P. Orr, IV and wife Katherine E. Orr hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Mike Dobbs and wife Nancy Dobbs hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Beginning at a point in the center of Poplar Creek Road, Southwest corner of a 5.00 acre tract, tract 3 of the Division of part of Goodall Railey Property then with center of road with a curve to the right, delta 10 degrees, 27 min. 12 sec. a radius 847.19 feet chord north 61 deg. 53 minutes 24 seconds west 154.35 feet a distance of 154.57 feet then North 56 deg. 39 minutes 48 seconds, West 261.97 feet then leaving road with the East line of a 5.00 acre tract, Tract 1 of Division of Goodall Bailey Property. North 12 degrees 49 minutes 33 seconds, East 450.00 to an iron rod, North 30 degrees 15 minutes 45 seconds, West, 256.16 feet to an iron rod, then with Goodall Bailey Property North 75 deg. 08 min 21 sec East 152.89 feet to an iron rod, South 24 deg. 29 min 40 sec East, 187.00 feet to an iron rod, South 37 deg. 26 min 16 sec East, 108.79 feet to an iron rod, South 65 degrees 45 min 46 sec East 126.44 feet to an iron rod, then with the West line of Tract 3, South 02 deg. 07 min. 26 sec West 607.89 feet to the beginning containing 5.00 acres more or less and being tract 2 according to a survey by Perry Chapdalaina, Jr 3.21.1984.

Being the same legal description contained in previous deed.

Being the same property conveyed to James P. Orr, IV and wife Katherine E. Orr by deed dated December 2006 from Ray B. McCall and wife Kathryn A. McCall of record in Instrument No. 20070102-0000040, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2010 taxes, a lien which are not yet due and payable. 2) Restrictions of record in Book 6291, page1, Register's Office for Davidson County, Tennessee 3) Title to that portion of the insured property within the bounds of Poplar Creek Rd.

This property is improved property known as 8624 Poplar Creek Rd., Nashville,, Tennessee 37221-0000

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 27th day of January, 2010.

James P. Orr, IV by Thomas H. Heard Attorney in Fact

Katherine E. Orr by Thomas H. Heard Attorney in Fact

STATE OF TENNESSEE
County of Williamson

On this 27th day of January, 2010, before me personally appeared Tomas H. Heard to me known (or proved to me on the basis of satisfactory evidence) to be the

person who executed the foregoing instrument on behalf of James P. Orr, IV and Katherine E. Orr acknowledged that such person executed the same as the free act and deed of James P. Orr, IV and Katherine E. Orr.

Notary Public

My Commission expires: 3/29/11

FILE NO: 06358

