BILL GARRETT, Davidson County
Trans:T20100012305 DEEDWARR
Recvd: 03/02/10 13:30 3 pgs
Fees:18.00 Taxes:806.60

20100302-0015947

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,000.00

Kristi Riley Parker
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26THDAY OF FEBRUARY, 2010.

Howard M. Shipworth
NOTARY PUBLIC

My Commission expires: My Commission Expires JAN. 9, 2012

HOWARD M. SHIPWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
R. Kirkland Moser, Attorney 201 Fourth Avenue North, Suite 150 Nashville, Tennessee 37219-2011

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
DENNIS CONNER PARKER	SAME	02300017700
(NAME)	(NAME)	Map: Parcel:
2330 Claylick Road (ADDRESS)	(ADDRESS)	Map: Parcel:
Whites Creek TN 37189 (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

BARBARA L. WALLER AND HUSBAND, CHARLES W. WALLER, SR.

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

DENNIS CONNER PARKER AND WIFE, KRISTI RILEY PARKER

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

SEE ATTACHED EXHIBIT "A"

This is improved property known as 2330 Claylick Road, Whites Creek, TN 37189 .

This conveyance is subject to the following:

1) Property taxes for the year 2010 which have been prorated and assumed by Grantee.
2) Agreement for dedication of right-of-way for ingress and egress across said property of record in Book 1451, page 397, said Register's Office.

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 and assigns, forever. We do covenant with said GRANTEES 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 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 our hands this 26th day of February, 2010.

Barbara L. Waller
BARBARA L. WALLER

Charles W. Waller Sr.
CHARLES W. WALLER, SR.

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 BARBARA L. WALLER AND CHARLES W. WALLER, SR. the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at the office this 26th day of February . 2010.

Howard M. Skipworth
NOTARY PUBLIC

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

My Commission expires:

Exhibit "A" Attachment

Land in Davidson County, Tennessee, described as follows, to-wit:

Beginning at an iron rod in the northerly right of way of Claylick Road, said point being 2550 feet northwest of Lickton Pike, thence with said right of way North 63 degrees 29 minutes 06 seconds West, 671.08 feet to an iron rod, the true point of beginning;

Thence with said right of way North 60 degrees 36 minutes 04 seconds West, 164.45 feet to an iron rod, thence with a curve to the left, having a delta angle of 01 degrees 30 minutes 38 seconds, a radius of 5729.57 feet, an arc length of 151.04 feet, a chord bearing of North 61 degrees 21 minutes 22 seconds West and a chord length of 151.04 feet to an iron rod; thence North 60 degrees 36 minutes 04 seconds West, 617.37 feet to an iron rod set; thence, leaving said right of way with a new line, North 27 degrees 39 minutes 45 seconds East, 643.82 feet to an iron rod. Set; thence South 63 degrees 33 minutes 31 seconds East, 314.15 feet to an iron rod set; thence South 21 degrees 54 minutes 08 seconds West, 452.73 feet to an iron rod set; thence South 52 degrees 49 minutes 07 seconds West, 60.93 feet to an iron rod set; thence South 34 degrees 28 minutes 46 seconds West, 153.58 feet to the point of beginning and containing 5.001 acres more or less. According to survey dated January 2, 2006 by Delle Land Surveying Company, Inc. 408 Nesbitt Lane, Madison, Tennessee, 37115.

Being the same property conveyed to Barbara L. Waller and husband, Charles W. Waller, Sr., by deed from Lonnie Siebe and wife, Meghan Siebe and Ralph L. Siebe and Brenda K. Siebe, of record as Instrument No. 20060106-0002059, Register's Office for Davidson County, Tennessee.