THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 29298-01-2010** **Record & Return To:** **Bankers Title & Escrow Corporation** **3310 West End Avenue #410** **Nashville, TN 37203** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $215,000.00. Affiant Subscribed and sworn to before me this 3rd day of March, 2010. Notary Public My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. CHRISTINA M. READ
My Commission Expires NOV. 22, 2010

WARRANTY DEED

Address New Owner: Timothy P. O'Brien 3629 Robin Road Nashville, TN 37204	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 03700006600

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jane Braddock, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Timothy P. O'Brien and Katherine L. Swaggert** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5600 Higdon Road, Joelton, TN 37080

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 3rd day of March, 2010.

Jane Braddock

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jane Braddock**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of March, 2010.

Notary Public

My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. CHRISTINA M. READ
My Commission Expires NOV. 22, 2010

BILL GARRETT, Davidson County
Trans:T20100013789 DEEDWARR
Recvd: 03/08/10 14:28 2 pgs
Fees:13.00 Taxes:795.50
20100308-0017818

EXHIBIT "A"

TRACT I

Being a tract of land in the 14th Civil District of Davidson County, Tennessee and being portions of that property conveyed to Virginia C. Team in the following deeds: Deed Book 6193, page 056, Register's Office for Davidson County, Tennessee, and Deed Book 6194, page 060, Register's Office for Davidson County, Tennessee, more accurately described according to a survey dated June 28, 1990 by Tommy E. Walker, TN License Number 1465 as follows:

Beginning at an existing iron pin, said pin being the southeasterly corner of Mickey T. Franklin (Deed Book 5100, page 113, Register's Office for Davidson County, Tennessee) and the southwesterly corner of said Virginia C. Team (Deed Book 6193, page 056, Register's Office for Davidson County, Tennessee); thence with said Franklin's East line North 07 degrees 40 minutes 56 seconds West, 544.38 feet to an existing iron pin in a creek bed, said pin being the most northwesterly point of the herein described property; thence North 60 degrees 00 minutes 00 seconds East, 125.00 feet to a set iron pin; thence South 26 degrees 04 minutes 17 seconds East, 766.16 feet to a set iron pin; thence South 13 degrees 31 minutes 15 seconds East, 283.81 feet to a set iron pin; thence South 79 degrees 00 minutes 07 seconds West, 176.50 feet to an iron pin set at the base of a 8 inch white oak tree on the North side of a gravel road; thence North 26 degrees 24 minutes 13 seconds West, 182.13 feet to a set iron pin on the North side of said gravel road; thence North 48 degrees 25 minutes 26 seconds West, 163.36 feet to a set iron pin on the North side of said road; thence North 83 degrees 00 minutes 00 seconds East, 142.43 feet to an existing iron pin; thence North 62 degrees 16 minutes 38 seconds East, 229.85 feet to the point of beginning containing 5.087 acres more or less.

TRACT II

Certain tract or parcel of land located in the 1st Council District, 14th Civil District of Davidson County, Tennessee, being more particularly bounded and described by new lines as follows:

Commencing at an iron pin found near the northerly edge of an undeveloped 10' wide gravel road known as Paradise of Cotton Patch Road. Said iron pin located in the westerly line of the Mickey Terry Franklin lands known as Deed Book 5100, page 113, Register's Office for Davidson County, Tennessee. Said iron pin being located South 66 degrees 04 minutes 42 seconds East, a distance of 2065.15 feet from the centerline intersection of Cotton Patch Road (50 foot R.O.W.) and Higdon Road, (50 foot R.O.W.) and also being located North 32 degrees 45 minutes 22 seconds East, a distance of 1718.58 feet from the centerline intersection of Higdon Road and Little Marrowbone Road said point being the POINT OF BEGINNING; thence with the southerly line of said Franklin lands, South 64 degrees, 56 minutes, 21 seconds East, a distance of 115.11 feet to an iron pin found in the westerly line of the Jane Braddock lands known as Deed Book 8193, page 352, Register's Office for Davidson County, Tennessee; thence with the westerly line of said Braddock lands by two calls as follows: South 60 degrees 21 minutes 25 seconds East, a distance of 229.85 feet to an iron pin set; thence South 84 degrees 54 minutes 12 seconds West, a distance of 142.43 feet to an iron pin found in the northerly line of the Virginia Team lands known as Volume 6194, page 60 and being near the easterly edge of Paradise of Cotton Patch Road; thence generally with the easterly line of said road, North 42 degrees 48 minutes 22 seconds West, a distance of 238.66 feet to POINT OF BEGINNING; said described tract containing within said bounds, 0.3329 acres of land, more or less, in accordance with a survey prepared by Robert Crabtree, TLS No. 2312, dated June 10, 2007.

Being the same property conveyed to Jane Braddock by deed dated September 11, 1990 from Virginia C. Team, unmarried of record in Book 8193, page 352, Register's Office for Davidson County, Tennessee (TRACT I), and Quitclaim Deed dated November 19, 2008 in Instrument No. 20081119-0114103, said Register's Office (TRACT II).

This conveyance is made subject to:

1. 2010 County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Subject to "roll-back taxes" for the statutory period if the land is converted to a use other than those stipulated in the provisions of T.C.A. § 67-5-1008.
3. No insurance is afforded as to the exact amount of acreage contained in the property described herein.
4. Letter from the Metropolitan Government Department of Codes recorded in Book 8116, page 51, Register's Office for Davidson County, Tennessee. (Tract II)
5. Application for Greenbelt Assessment - Forest recorded in Instrument No. 20010530-0055902, Register's Office for Davidson County, Tennessee. (Tract II)