THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
303 Frances Street, P. O. Box 904
Goodlettsville, Tennessee 37070-0904

BILL GARRETT, Davidson County
Trans:T20100020209 DEEDWARR
Recvd: 04/06/10 15:56 3 pgs
Fees:18.00 Taxes:18.50
20100406-0025883

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR	MAP-PARCEL NOS.
John D. Birk and wife	PAYMENT OF REAL PROPERTY	
Wendy R. Birk	TAXES	Map 23
2320 Crocker Springs Rd.	Same as New Owner	Parcel p/o 47
Goodlettsville, TN 37072		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, CHARLES F. BIRK and wife THELMA R. BIRK, individually and as Trustees for THE CHARLES F. BIRK AND THELMA R. BIRK REVOCABLE LIVING TRUST hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto JOHN D. BIRK and wife WENDY R. BIRK, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a tract of land in the 3rd Councilmanic District of Davidson County Tennessee, and a portion of that property conveyed to Charles F. and Thelma R. Birk in DB 20080123, PG 0007165 RODCT, More accurately described according to a survey by Tommy E. Walker R.L.S. TN LIC.NO. 1465 dated 03/15/10 as follows:

Beginning at a set iron pin in the easterly margin of Crocker Springs Road, said pin Being a common corner of John & Wendy Birk and the most northwest corner of Herein described tract; Thence now leaving said margin with said Birk for the next Two calls: N 81°30'04"E, 599.90' to a set iron pin; Thence N 72°35'15"E, 719.15' To a set iron pin in the line of John Douglas in DB 11,248, PG 453 RODCT; Thence Now leaving said Birk with said Douglas S 68°49'54"E, 192.55' to a set iron pin; Thence leaving said Douglas with a new line S 71°37'57"W, 1506.70' to a set iron Pin in the easterly margin of previous said Crocker Springs Road; Thence with said Margin and a curve to the right (I= 07°53'55", R= 1314.91' & CB= N 07°54'14"W, 181.13') L= 181.27'; Thence N 03°57'17"W, 61.18' to the point of beginning containing 5.003 acres.

Being a part of the same property conveyed to CHARLES F. BIRK AND THELMA R. BIRK, TRUSTEES FOR THE CHARLES F. BIRK AND THELMA R. BIRK REVOCABLE LIVING TRUST filed for record as instrument number 20080123-0007165 in the Register's Office for Davidson County, TN.

The said property is unimproved,

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.

And WE, the GRANTORS, do covenant with the said GRANTEES, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Taxes for the taxable year 2010, which are a lien but not yet due and payable and which will be paid by the Grantee when due.

And WE, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 2nd day of April, 2010.

THE CHARLES F. BIRK AND
THELMA R. BIRK REVOCABLE
LIVING TRUST

Charles F. Birk

BY: CHARLES F. BIRK, TRUSTEE

Thelma R. Birk

BY: THELMA R. BIRK, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared ,Charles F. Birk and Thelma R. Birk with whom I am personally acquainted and who acknowledged themselves to be the Trustees of the Charles F. Birk and Thelma R. Birk Revocable Living Trust, the bargainor, a Trust, and as such Trustees, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the Trust by themselves as Trustees.

WITNESS my hand, at office, this the 2nd day of April, 2010.

HOMER R. AYERS
STATE OF TENNESSEE NOTARY PUBLIC MY COMMISSION EXPIRES AUGUST 20, 2013
SUMNER COUNTY

NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $5,000.00.

Affiant

Sworn to and subscribed before me on this the 2nd day of April, 2010.

NOTARY PUBLIC

HOMER R. AYERS
STATE OF TENNESSEE NOTARY PUBLIC MY COMMISSION EXPIRES AUGUST 20, 2013
SUMNER COUNTY