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 15:58 3 pgs
Fees:18.00 Taxes:59.20
20100406-0025884

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR	MAP-PARCEL NOS.
Charles M. Birk	PAYMENT OF REAL PROPERTY	
1272 Hwy. 149,	TAXES	Map 23
Clarksville, TN 37040	Same as New Owner	Parcel p/o 47

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 CHARLES M. BIRK A/K/A MIKE BIRK, a single man, hereinafter referred to as the "GRANTEE", his 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 and a portion of that property conveyed to Charles F and Thelma R Birk in IN 20080123-0007165 RODCT more accurately described according to a survey dated 03/15/10 by Tommy E. Walker, R.L.S. #1465 as follows:

Beginning at an iron pin in the easterly margin of Crocker Springs Road, said pin being the most southwesterly corner of the herein described tract and a common corner to Sean Killeen (IN 20070924-0113652 RODCT); Thence with said margin N 23°26'05" W, 135.09' to a point; Thence with the same and a curve to the right (I = 11°34'54", R = 1314.91', LC = N 17°38'39" W, 265.34') for a curve distance of 265.79' to an iron pin: Thence now leaving said margin with a new line N 71°37'57" E, 1506.70'to an iron pin in the southerly line of John Douglas (DB 11248, PG 453 RODCT); Thence with said Douglas and generally with a fence line S 68°49'54" E, 550.86' to an iron pin at a corner post, common corner to Angela Williams (IN 200509010104973 RODCT); Thence S 68°00'10" W, 1624.60' to a corner post; Thence N 23°13'55" W, 83.85' to a corner post; Thence S 65°49'54" W, 296.02' to the point
of beginning containing 16.033 acres more or less.

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 GRANTEE, his heirs and assigns, forever.

And WE, the GRANTORS, do covenant with the said GRANTEE, 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 GRANTEE, his 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.

NOTARY PUBLIC

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

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $16,000.00.

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