WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100032857 DEEDWARR
Recvd: 06/01/10 14:16 2 pgs
Fees:13.00 Taxes:1609.50

20100601-0041934

G-VRE-10-4180

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00

Richard Watk
Affiant

Subscribed and sworn to before me, this 26th DAY OF May, 2010.

Karen McCalla
Notary Public

MY COMMISSION EXPIRES: 5/31/11
(AFFIX SEAL)

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Slain J. Wilde	NEW OWNER	
4180 Blueberry Hill Road	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		038-00 173.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we CURT GARRIGAN AND WIFE, ELIZABETH GARRIGAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SLAIN J. WILDE , A SINGLE PERSON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING TRACT 3 AS DESCRIBED ACCORDING TO A BOUNDARY SURVEY BY RAY G. COLE, JOB NO. 91-289, DATED APRIL 8, 1991, AS FOLLOWS: BEGINNING AT AN IRON PIN SET IN THE EASTERLY MARGIN, 25.0 FEET FROM THE CENTER LINE OF BLUEBERRY HILL ROAD, THE MOST NORTHWEST CORNER OF THIS TRACT, AND BEING A CORNER TO GARY E. SIMPSON PROPERTY OF RECORD IN DEED BOOK 4957, PAGE 195, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE, FROM SAID BEGINNING POINT AND LEAVING SAID ROAD, N 66 DEG. 09 MIN. 15 SEC. E. 1178.22 FEET TO AN IRON PIN SET, CORNER TO SAID SIMPSON AND IN THE LINE OF KIRKLAND W. TODD, JR.; THENCE, WITH THE LINE OF SAID TODD, S. 84 DEG. 11 MIN. 04 SEC. E. 122.47 FEET TO AN EXISTING IRON PIPE IN THE LINE OF SAID TODD AND A CORNER TO SCOTT MOORE; THENCE, WITH THE LINE OF SAID MOORE, S. 03 DEG. 04 MIN. 51 SEC. W. PASSING AN IRON PIN SET AT 68.19 FEET AND IN ALL A TOTAL OF 78.70 FEET TO A POINT IN A BRANCH, CORNER TO SAID MOORE; THENCE, CONTINUING WITH THE LINE OF SAID MOORE, S. 39 DEG. 38 MIN. 50 SEC. W. 96.07 FEET TO AN IRON PIN SET IN THE LINE OF SAID MOORE; THENCE, S. 66 DEG. 10 MIN. 56 SEC. W. 1200.18 FEET TO AN IRON PIN IN THE MARGIN OF SAID BLUEBERRY HILL ROAD; THENCE, WITH THE MARGIN OF SAID ROAD, N. 11 DEG. 43 MIN. 54 SEC. W. 177.00 FEET TO THE BEGINNING, CONTAINING 5.01 ACRES, MORE OR LESS. BEING THE SAME PROPERTY CONVEYED TO CURT GARRIGAN AND WIFE, ELIZABETH GARRIGAN BY WARRANTY DEED FROM MARY P. TAYLOR, UNMARRIED, RECORDED ON THE 19TH DAY OF JULY, 1996 IN BOOK 10126, PAGE 748, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO CURT GARRIGAN AND WIFE, ELIZABETH GARRIGAN BY WARRANTY DEED FROM MARY P. TAYLOR, UNMARRIED, RECORDED ON THE 19TH DAY OF JULY, 1996 IN BOOK 10126, PAGE 748, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 4180 Blueberry Hill Road, Nashville, Tennessee 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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; and we do covenant with the said GRANTEE(S) 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 herein set out; and we 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(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/our hand(s) this 26th day of May, 2010.

Curt Garrigan

Elizabeth Garrigan

STATE OF Tennessee
COUNTY OF Davidson

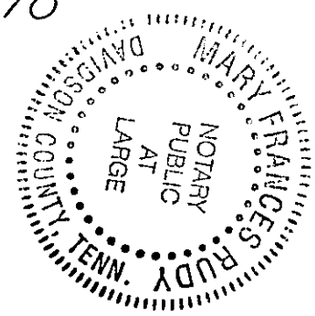
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Curt Garrigan and Elizabeth Garrigan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th day of May, 2010.

Notary Public

My Commission Expires: 7-24-10

(SEAL)



RETURN TO:

~~Realty Title & Escrow, LLC~~
~~2612 21st Avenue South~~
~~Nashville, TN 37212~~
~~Phone: (615)383-2903~~

Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027