Prepared by:
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SHERI PROW PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $50,000.00

Affiant

Subscribed and sworn to before me, this 15th day of June 2010.

Notary Public
My commission expires January 23, 2012

Address of New Owner:	Send Tax Bills to:	Tax Information
William H. Freeman 3810 Bedford Ave Nashville TN 37215	Same	154/089 &112.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Carl Wallace and wife Heidi Wallace hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to William H. Freeman hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Davidson County DEEDWARR
Recvd: 06/16/10 15:44 4 pgs
Fees:23.00 Taxes:185.00
20100616-0046947

Tract 1

Land in the 9th Civil District of Davidson County, Tennessee described according to a survey made by Holmes-Barger and Associates, Inc. dated April 1, 1977 as follows:

Beginning at a point on the westerly margin of a private road leading to Griffith road at the southeast corner of the property conveyed to William F. Coul and wife by deed from Neal W. Carter and wife of record in Book 5274 Page 122 Register's Office for said County; thence with the westerly margin of said private road, South 11 deg. 14 min. East 285.14 feet to a point in the northerly margin of said road; thence with same South 72 deg. 44 min. West 262.27 feet to a road; thence with same South 72 deg. 44 min West 262.27 feet to the beginning of a curve, thence around said curve having a radius of 136.30 feet westerwardly 137.22 feet to a point in said road; thence continuing with said road North 49 deg. 35 min West 333.75 feet to a point; thence North 78 deg. 46 min. East 589.11 feet to the beginning containing 3.246 acres more or less.

Together with a non-exclusive permanent easement or right of way over the

existing private gravel road for the enjoyment of the said Carl L. Wallace and wife Heidi L. Wallace, their heirs, successors and assigns to pass with or without vehicles for ingress and egress to the land sold. Grantors have heretofore granted to others easements to use the existing roadway

Legal description obtained from prior deed

Being the same property conveyed to Carl L Wallace and wife Heidi L. Wallace by deed from Joseph N. Wallace and wife Sue T. Wallace of record in Book 8093 Page 370 Register's Office for Davidson County, Tennessee.

Tract 2

Beginning on the northerly side of Pine Hill Lane at the east line of the tract conveyed to Phillip Miller, recorded in Deed Book 6104 Page 180 R.O.D.C; thence along the northerly side of said Pine Hill Lane S 49° 45' 28'E, a distance of 476.04 feet; thence along a curve to the left, having a radius of 136.3 feet, a distance of 137.17 feet; thence N. 72° 44' E, 260.01 feet; thence N 11 ° 14' W, 392.36 feet; thence along a curve to the left, having a radius of 484.41 feet a distance of 265.12 feet; thence N 47° 24' 32 E 50.0 feet; thence along the easterly side of Pine Hill Lane, with a curve to the right, having a radius of 534.41 feet, a distance of 292.48 feet; thence S 11 ° 14' E 437.35 feet' thence S 72° 454' W, 305.00 feet; thence along a curve to the right, having a radius of 186.3 feet, a distance of 425.53 feet; thence N 5 ° 42' 52" W, 70.06 feet to the point of beginning and containing 1.82 acres more or less.

Being the same property conveyed to Carl Wallace and wife Heidi Wallace by deed from Neal W. Carter and Ann R. Carter of record in Instrument No. 20100611-0045344 Register's Office for Davidson County, Tennessee

This conveyance is made subject to the following: 1) 2010 taxes, a lien which are not yet due and payable 2) Restrictions contained in deeds of record in Book 5345 Page 735 and Book 8093 Page 370 3) Easement as described in Deed of record in Book 8093 Page 370 4) Greenbelt Application of record in Instrument No. 20030502-0058905

This property is improved property known as 0 Griffith Rd, Nashville, Tennessee 37221

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 15th day of June, 2010.

Carl L. Wallace
Carl L. Wallace

Heidi L. Wallace
Heidi L. Wallace

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee, this 15th day of June, 2010.

Sheri Prow Parsons
Notary Public

My Commission expires: January 23, 2012

SHERI PROW PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 06494

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 3/29/11.

