Mail to

Parthenon Title Agency
109 Kenner Ave., Ste.100-B
Nashville, TN 37205

Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 107
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20100041664 DEEDWARR
Recvd: 07/07/10 14:38 2 pgs
Fees:13.00 Taxes:1554.00
20100707-0053278

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $420,000.00

Affiant

Subscribed and sworn to before me, this 16th day of June, 2010.

Notary Public
My commission expires: 7/8/11

KAREN C. ANGLIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

07-1005-84233

Address of New Owner:	Send Tax Bills to:	Tax Information
Steven W. Blake 6515 Holt Road Nashville TN 37211	Owner	180-00-0-023.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Thomas E Sirmeyer and wife, Donna F. Sirmeyer**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Steve W. Blake and wife, Karen Blake**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

TRACT 1:
Land in Davidson County, Tennessee, being Tract No. 8, of the subdivision of the Marvin W. Moore Farm, an unrecorded subdivision, beginning at a point in the southerly margin of Holt Road, said point being a common corner of Tract No. 7 and Tract No. 8; thence with the said southerly margin of Holt Road, S 88° 35' 00" E, 274.41 feet to a point; said point being a common corner of Tract No. 8 and Tract No. 9; thence leaving said southerly margin of Holt Road, S 2° 16' 04", 870.83 feet to a point; thence N 84° 53' 33" W, 262.02 feet to a point; thence N 1° 25' 00" E, 853.78 feet to the point of beginning.

For informational purposes only: prior deed references subject property to contain 5.3 acres (erroneously referenced in prior deed as 53 acres).

Being the same property conveyed to Thomas E Sirmeyer and wife, Donna F. Sirmeyer by deed from Evelyn Mason and Malinda Fontana, dated July 20, 1982, recorded July 26, 1982, of record in Book 5915, Page 193, Register's Office for Davidson County, Tennessee.

TRACT 2:
Land in Davidson County, Tennessee, being a 15 foot strip of land and more particularly described as follows, to-wit:
Said 15 foot strip of land being the westerly 15 feet of the Marie L. Thomas tract, said tract fronts 15 feet on the southerly side of Holt Road; thence southerly along parallel lines 870.83 feet on the westerly side and 871.79 feet on the easterly side to a dead line in the rear of 15.01 feet.

For informational purposes only: prior deed references subject property to contain 0.30 acres.

Being part of the same property conveyed to Marie L. Thomas and Thomas E. Sirmeyer by deed from Walter Ray Richardson and wife, Evelyn K. Richardson, dated February 27, 1990, recorded March 5, 1990, of record in Book 8057, Page 788, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Thomas E Sirmeyer and wife, Donna F. Sirmeyer by Quitclaim Deed from Marie L. Thomas and Thomas E. Sirmeyer, dated October 25, 1995, recorded October 27, 1995, of record in Book 9840, Page 887, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 6515 Holt Road, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 16th day of June, 2010.

Thomas E Sirmeyer

Donna F. Sirmeyer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Thomas E Sirmeyer and Donna F. Sirmeyer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 16th day of June, 2010.

Deborah K. Devine
State of Tennessee at Large

My Commission expires 11/07/12

