BILL GARRETT, Davidson County
Trans:T20100042791 DEEDWARR
Recvd: 07/13/10 09:19 2 pgs
Fees:13.00 Taxes:58.46
20100713-0054809

BRENDA R. LEHMAN
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 $15,800.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of July, 2010.

Notary Public

MY COMMISSION EXPIRES: March 12, 2011.

(AFFIX SEAL)

# WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY**
LEHMAN TITLE & ESCROW, LLC 6 CADILLAC DR STE 190 BRENTWOOD, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| John Louis Bailey | | 15400003101 |
| (NAME) | (NAME) | |
| 8875 Griffith Road | SAME | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**VINOD T. ZAVER AND MANGLABEN V. ZAVER,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**JOHN LOUIS BAILEY,**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee:
Griffith Rd,
9.47 Acres
Field Book Number 09 D38500
Map and Parcel Number 154-00-0 031.01
Deed Book 00006736, Page 0000106

Also Known As:
A parcel of land being near Poplar Creek Road and Lewis Road and described according to a survey made on March 15, 1962, by S.H. Hutchison, Surveyor:

Beginning at an iron stake in the N.E. corner of Willie Green's 54 acre tract said point being P.E. Griffith's northwest corner of a 12 acre tract; thence South 14° 23' East 81.7 feet to a stake; thence South 5° 40.9 feet to a stake; thence South 16° 21' West 93 feet 7 inches to a stake; thence South 7° 43' East 79 feet to a stake; thence South 4° 50' East 117.9 feet to a stake; thence South 2° 55' West 137.6 feet to a stake; thence South 3° 43' West 273 feet 1 inch to a stake; thence South 4° 56' West 105 feet 2 inches to an iron stake in the northeast corner of Griffith's 5 acre tract; thence with the north line of said 5 acre tract 87° West 240 feet to a stake; thence North 23° 31' East 295 feet to a dogwood with ironwood pointers; thence North 4° West 198 feet to a stake; thence North 62° West 330 feet to a stake, sassafras and gum pointers; thence North 54° West 177 feet to a stake tan oak pointers; thence North 28° West 310 feet to a stake in the fence line of Willie Green's 54 acre tract; thence following said fence line South 88° 30' East 865 feet to the beginning.

Being the same property conveyed to John F. Mitchell and wife, Lucy M. Alexander by Warranty Deed from Neal W. Carter and wife, Ann R. Carter recorded December 13, 1985 in Book 6736, Page 106; and further conveyed to Vinod T. Zaver & Manglaben V. Zaver by Final Decree Confirming Sale from The Metropolitan Government of Nashville and Davidson County In Its Own Behalf and For the Use and Benefit of the State of Tennessee recorded March 7, 2005 in Instrument No. 20050307-0024966, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record in Book 6736, page 106; (3) All applicable governmental and zoning regulations.

Unimproved X property, known as 0 Griffith Road, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

VTZ, MVZ
by VTZ

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 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 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 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/our hand(s) this 9th day of July, 2010.

Vinod T. Zaver

Manglaben V. Zaver by her attorney in fact Sivdkumar T Zaver

Manglaben V. Zaver

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 Vinod T. Zaver and Manglaben V. Zaver, the bargainor(s), 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 at on this 9th day of July, 2010

Commission expires: March 12, 2011

BRENDA R. LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Brenda R. Lehman

Notary Public

MAP-PARCEL NUMBERS
15400003101