WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100046915 DEEDWARR
Recvd: 07/30/10 15:12 2 pgs
Fees:13.00 Taxes:499.50
20100730-0059939

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

David Allen Farr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28TH DAY OF JULY, 2010.

Notary Public

MY COMMISSION EXPIRES: 12-21-2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DAVID ALLEN FARR	SAME	MAP 51 PARCEL 8
1013 CHADWELL DRIVE	(NAME)	
MADISON, TN 37115	(ADDRESS)	
(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, **CHARLES R. OGLE, and wife, BARBARA OGLE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID ALLEN FARR, and wife, CONNIE SUE FARR**, 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:

A tract of land in the Third Civil District of Metropolitan Nashville, Davidson County, Tennessee, being more particularly described as follows:
Beginning at an iron pin set on the south right of way line of Chadwell Drive; said pin being situated N 87 deg. 23' 57" W, 430.85 feet from the intersection of the south right of way line of Chadwell Drive and the west right of way line of South Graycroft Avenue; said pin also being the northwest corner of a tract of land conveyed to Alfred E. Wehby, et ux, by deed of record in Book 3849, page 404, RODC, Tennessee; thence with the west line of Wehby, S 02 deg. 35' 13" W 727.55 feet to an iron pin set in the north line of a tract of land conveyed to Oliver R. Campbell et ux, by deed of record in Book 2929 page 485, RODC Tennessee; thence with the north line of Campbell N 87 deg. 12' 52" W 19.34 feet to an existing iron pin; thence with the north line of a tract of land conveyed to the Health and Educational Facilities Board of the Metropolitan Government of Nashville and Davidson County, Tennessee, by deed of record in Deed Book 9917, page 61, RODC, Tennessee, N 87 deg. 15' 50" W a distance of 33.82 feet to an existing iron pin ; thence continuing with said north line N 87 deg. 15' 20" W 46.84 feet; thence severing the Health and Educational Facilities Property, N 02 deg. 35' 13" E 727.29 feet to the south right of way line of Chadwell Drive; thence with said right of way line, S 87 deg. 23' 57" E 100.00 feet to the point of beginning and containing 1.670 acres or 72,741.00 square feet, more or less, as calculated by the above courses and distances.

Being the same property conveyed to CHARLES R. OGLE, and wife, BARBARA OGLE by deed of record in Instrument No. 200008150080918, Register's Office for Davidson County, Tennessee.

This instrument was prepared based upon information furnished by the parties and without the benefit of a title examination or title insurance.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the afore described tract of land.

This is improved property, known as 1013 CHADWELL DRIVE, MADISON, TN 37115
(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 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 our hands this 28th day of July, 2010.

CHARLES R. OGLE

BARBARA OGLE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, CHARLES R. OGLE, and wife, BARBARA OGLE the within named bargainor(s), with whom I am personally acquainted or proved to be 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 this: 7/28/2010.

Commission expires: 12-21-2011

Notary Public

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.