BILL GARRETT, Davidson County
Trans:T20100053198 DEEDWARR
Recvd: 08/26/10 13:05 2 pgs
Fees:13.00 Taxes:414.40
20100826-0067623

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
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Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 50596
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Towne Creek Properties, LLC 4008 Carters Creek Pike Franklin, Tennessee 37064	SAME

TAX MAP-PARCEL NUMBERS: 08310033100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$112,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Darius L. Thieme, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Towne Creek Properties, LLC** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being the easterly 50 feet of Lot 32 and the westerly 35 feet of Lot 31 on the map of Richardson Place, of record in Plat Book 547, page 135, Register's Office for Davidson County, Tennessee. Said tract being more particularly described according to a survey by Timothy Mark Donlon, R.L.S. #2297, dated August 16, 2010, as follows:

Beginning at an iron pin set in the easterly right-of-way of Oakhill Drive (50 foot right-of-way), said pin being the northwesterly corner of this herein described tract of land conveyed to Darius L. Thieme, of record in Deed Book 10510, page 442, Register's Office for Davidson County, Tennessee;

Thence, with said right-of-way of Oakhill Drive, South 83° 49' 36" East, 85.00 feet to an iron pipe found in the southerly right-of-way of Oakhill Drive and being the northwesterly corner of a tract of land conveyed to Joe B. Bidewell, of record in Deed Book 11602, page 431, Register's Office for Davidson County, Tennessee;

Thence, leaving said right-of-way of Oakhill Drive, South 07° 02' 09" West, 156.84 feet to an iron pipe found in the northerly line of property conveyed to Brook and Susan Sutton, of record in Instrument #20091026-0098438, Register's Office for Davidson County, Tennessee;

Thence, North 83° 41' 44" West, 85.47 feet to an iron pin set;

Thence, North 07° 12' 34" East, 156.65 feet to the point of beginning, containing 13,359 square feet, or 0.31 acres, ore or less.

Being part of the same property conveyed to Darius L. Thieme, a single person by warranty deed from Steve M. Parker, and wife, Bonita B. Parker, dated May 29, 1997 an d recorded on June 30, 1997 of record in Book 10510, page 442, Register's Office for Davidson County, Tennessee.

Description Reference: for deed reference on the above legal description see Book 1273, page 308, said Register's Office.

This conveyance is subject to: Taxes for 2010, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Book 547 Page 135, said Register's Office. Restrictions contained in instruments of record in Book 1115, page 157, said Register's Office.

This is improved property, known as: 1902 Oakhill Drive A & B, Nashville, Tennessee 37206

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25th day of August, 2010.

Darius L. Thieme

State of TENNESSEE
County of DAVIDSON

On this 25th day of August, 2010 , before me the undersigned authority, personally appeared Darius L. Thieme, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: **My Commission Expires May 2, 2011**

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $112,000.00

Affiant

Sworn and subscribed before me this the 25th day of August, 2010

DEBORAH J. COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

My Commission Expires: 8/23/2014

Notary Public

Wldoc: Deed Wty—12/92