(1)

mail to:
MID-STATE TITLE & ESCROW, INC.
128 HOLIDAY COURT
SUITE 125
FRANKLIN, TN 37067
(615) 790-3156

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13th DAY OF September, 2010.

Notary Public
MY COMMISSION EXPIRES: 6-19-12
File No. G10-1272D

KENDRA SAVAGE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

BILL GARRETT, Davidson County
Trans:T20100057993 DEEDWARR
Recvd: 09/15/10 10:36 2 pgs
Fees:13.00 Taxes:351.50
20100915-0073341

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Eagle Eye Properties, LLC (NAME)	Same as New owner (NAME)	62-13-13
1420 Riverwood Drive (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Patricia Shirley, Trustee of the Harry Lee Shirley Trust**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eagle Eye Properties, LLC**, 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, being Lot No. 32 on the plan of RIVERWOOD SUBDIVISION, as shown by plat of record in Plat Book 547, Page 62, in the Register's Office for Davidson County, Tennessee, according to a survey made by Leonard W. Yokley, Surveyor, November 7, 1949, as follows;

Beginning at a point on the southerly margin of Riverwood Drive at the northeast corner of a part of Lot No. 32 conveyed to Hattie Melene Will, et al, by deed from Stephen I. Houghton and wife, of record in Book 1914, page 281, said Register's Office; thence with the southerly margin of said Riverwood Drive, South 67 degrees east 23 feet, south 31 ¼ degrees east 90 feet, and south 1 degree west 86.5 feet to a point; thence southwestwardly 85.7 feet to the northern boundary line of the subdivision of Greenland Estates, as of record in Book 974, page 13, said Register's Office; thence with said line, north 53 degrees 25 minutes west 118.6 feet to the southeast corner of said Witt property; thence with the eastern boundary line of said Witt property, north 32 degrees 38 minutes east 181.9 feet to the beginning.

BEING the same property conveyed to Harry L. Shirley, Trustee and Patricia Shirley, Co-Trustee of the Harry Lee Shirley Trust from Harry L. Shirley, by Quit Claim Deed dated May 5, 1999, in Book 11531, Page 531, in the Register's Office for Davidson County, Tennessee.
Harry Lee Shirley has since died, November 12, 2002, vesting sole ownership in Patricia Shirley as sole Trustee of the Harry L Shirley Trust dated April 3, 1999.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2009 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1420 Riverwood Drive, Nashville, TN 37216.

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. Whenever 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 13th day of September, 2010.

PATRICIA SHIRLEY, TRUSTEE OF THE HARRY LEE SHIRLEY TRUST

By: Patricia Shirley
Patricia Shirley, Trustee

September 13, 2010
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named , 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, this 13th day of September, 2010.

My Commission Expires:_____

_____
Notary Public

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Patricia Shirley, Trustee for Patricia Shirley, Trustee of the Harry Lee Shirley Trust, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Trustee of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 13th day of September, 2010.

My Commission Expires: 3/31/14

_____
Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066