WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,500.00

Affiant

Subscribed and sworn to before me, this 28TH DAY OF SEPTEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) BETSY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin Worley and Chelsea Romersa	Same	04800004300
(NAME)	(NAME)	
117 Woodmont Blvd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20100062014 DEEDWARR
Recvd: 10/01/10 11:30 3 pgs
Fees:18.00 Taxes:693.75

20101001-0078426

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we James Claude Warren and Tressa Louise Strawn and Velma Jean Morgan and Sheila Marie Cox, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Kevin Worley and and Chelsea Romersa, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A TRACT OF LAND IN THE 13TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 1 ON THE MAP OF THE LAND OF GIDEON HARRIS, DECEASED, AS OF RECORD IN MINUTE BOOK "J", PAGES 232 AND 233, OF THE COUNTY COURT FOR SAID COUNTY, AND DESCRIBED ACCORDING TO A COPY OF A SURVEY THEREOF MADE FEBRUARY 6, 1946, BY LEWIS D. J. JUSTICE, SURVEY THEREOF MADE FEBRUARY 6, 1946 AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF EATON'S CREEK, AT THE SOUTHEAST CORNER OF THE LANDS OF HOLD; THENCE UP SAID EATON'S CREEK AS FOLLOWS: SOUTH 29 DEGREES 10' EAST 239 FEET, SOUTH 40 DEGREES EAST 100 FEET, SOUTH 14 DEGREES 72 FEET, SOUTH 39 DEGREES 50' EAST 240 FEET, SOUTH 20 DEGREES 30' EAST 427 FEET, SOUTH 21 DEGREES EAST 143 FEET TO A POINT IN THE LINE OF THE LAND OF E. R. RUTHERFORD; THENCE ALONG RUTHERFORD'S LINE AS FOLLOWS: SOUTH 63 DEGREES 10' WEST 189.5 FEET TO A POST, SOUTH 36 DEGREES 40' WEST 123 FEET TO A CEDAR, SOUTH 10 DEGREES 15' WEST 157 FEET TO A POST, SOUTH 49 DEGREES 40' WEST 97 FEET TO A POST, SOUTH 84 DEGREES 05' WEST 273 FEET TO A POST, SOUTH 84 DEGREES, 30' WEST 268 FEET TO A POST, NORTH 52 DEGREES WEST 172 FEET TO AN ELM, NORTH 55 DEGREES WEST 143 FEET TO AN ELM, NORTH 61 DEGREES 30' WEST 496 FEET TO A POST, NORTH 42 DEGREES 95' WEST 375 FEET TO A POST, NORTH 46 DEGREES 40' WEST 93 FEET TO A MAPLE, NORTH 44 DEGREES 30 WEST 465 FEET TO A POST IN THE LINE OF HAZELWOOD PROPERTY; THENCE WITH THE HAZELWOOD LINE AS FOLLOWS: NORTH 26 DEGREES 10' EAST 306 FEET TO A CEDAR, NORTH 23 DEGREES EAST 306 FEET TO AN ELM, NORTH 16 DEGREES 50' EAST 525 FEET TO A POST AT THE CORNER OF A TRACT OF 9.4 ACRES CONVEYED TO JOSEPH GOODWIN BY DEED FROM H. E. RIDDLE AND WIFE, OF RECORD IN BOOK 774, PAGE 29, REGISTER'S OFFICE FOR SAID COUNTY, WHICH PROPERTY IS NOW OWNED BY BILLINGTON; THENCE ALONG THE LINE OF SAID 9.4 ACRE TRACT AS FOLLOWS: SOUTH 40 DEGREES 20' EAST 85 FEET TO A HICKORY, SOUTH 15 DEGREES 15' EAST 304 FEET TO A STAKE; SOUTH 71 DEGREES EAST 152 FEET TO A POST, SOUTH 78 DEGREES 30' EAST 259 FEET TO A POST, NORTH 22 DEGREES 15' EAST 400 FEET TO A POST; NORTH 53 DEGREES 50' EAST 132 FEET TO A STAKE IN HOLT'S LINE; THENCE WITH HOLT'S LINE, SOUTH 30 DEGREES 20' EAST 740 FEET TO A POST AND NORTH 56 DEGREES EAST 79 FEET TO THE POINT OF BEGINNING, CONTAINING 64.12 ACRES, MORE OR LE

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM

TRACT 1: PROPERTY CONVEYED IN BOOK 4810(INDEXED AT DAVIDSON COUNTY REGISTER'S OFFICE AS BOOK 4840) PAGE 594, SAID REGISTER'S OFFICE AS FOLLOWS:

WARRANTY DEED
(Continued)

A TRACT OF LAND IN THE 13TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE. BEING PART OF LOT NO. 1, ON THE MAP OF THE LANDS OF GIDEON HARRIS, DECEASED, OF RECORD IN M. B. "J" PAGES 232 AND 233, OF THE COUNTY COURT OF SAID COUNTY, AND DESCRIBED ACCORDING TO A COPY OF A SURVEY THEREOF MADE FEBRUARY 6, 1946, BY LEWIS D. J. JUSTICE, SURVEYOR.
THE LAND HEREIN CONVEYED IS TEN (10) ACRES, MORE OR LESS, IN THE SOUTHWEST CORNER OR PORTION OF THE BURT WARREN LAND, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT IN THE SOUTHWEST CORNER OF THE BURT WARREN TRACT, WHERE IT CORNERS WITH THE LANDS OF RUTHERFORD AND HAZELWOOD; THENCE IN A NORTHERLY DIRECTION WITH THE LINE BETWEEN BURT WARREN AND HAZELWOOD AND VERNON PHILLIPS, 660 FEET TO A POINT, THE NORTHWEST CORNER OF THE TRACT HEREIN CONVEYED; THENCE EASTERLY 660 FEET TO A POINT, THE NORTH EAST CORNER OF THE TRACT HEREIN CONVEYED; THENCE SOUTHERLY 660 FEET TO A POINT IN THE LINE BETWEEN BURT WARREN AND E. R. RUTHERFORD; THENCE WESTERLY WITH THE LINE BETWEEN WARREN AND RUTHERFORD, 660 FEET TO THE POINT OF BEGINNING, CONTAINING TEN (10) ACRES. ALSO CONVEYING HEREIN IS AN EASEMENT FIFTY FEET IN WIDTH FROM THE EAST LINE OF THE TEN (10) ACRE TRACT HEREIN CONVEYED ACROSS THE REMAINING LAND OF BURT WARREN TO EATON'S CREEK ROAD AS A MEANS OF INGRESS AND EGRESS, PROVIDED HOWEVER, THAT BURT WARREN SHALL HAVE THE RIGHT TO DESIGNATE THE LOCATION OF SAID EASEMENT.

TRACT 2: PROPERTY CONVEYED IN BOOK 6600, PAGE 457, SAID REGISTER'S OFFICE AS FOLLO LAND IN THE 13TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEGINNING AT A POINT IN EATON'S CREEK ROAD, THE SOUTHEAST CORNER OF THE STRIP OF LAND FORMERLY OWNED BY HOLT, AND FORMERLY OWNED BY MCGREW, AND PRESENTLY OWNED BY MARKS; THENCE IN A WESTERLY DIRECTION 692' TO A POINT; THENCE SOUTHERLY 315' TO A POINT; THENCE EASTERLY 692' TO A POINT IN THE CENTER OF EATON'S CREEK ROAD; THENCE WITH THE CENTER OF EATON'S CREEK ROAD NORTHWARDLY AS IT MEANDERS TO THE POINT OF BEGINNING, AND CONTAINING FIVE ACRES, MORE OR LESS. THIS LOT FRONTS 315' ON THE WESTERLY MARGIN OF EATON'S CREEKROAD AND EXTENDS BACK BETWEEN PARALLEL LINES 692' TO A DEAD LINE.

TRACT 3: PROPERTY CONVEYED IN BOOK 2299, PAGE 399 SAID REGISTER'S OFFICE AS FOLLO\

LAND IN THE 13TH, FORMERLY THE 23RD, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 1 ON THE MAP OF THE LANDS OF GIDEON HARRIS, DECEASED, AS OF RECORD IN MINUTE BOOK "J", PAGES 232 AND 233, COUNTY COURT FOR SAID COUNTY, DESCRIBED PARTLY ACCORDING TO A SURVEY MADE BY LEWIS D. JUSTICE, SURVEYOR, FEBRUARY 6, 1946, AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO ALONZO C. HOLT BY DEED FROM M. F. KNOX AND WIFE, OF RECORD IN BOOK 670, PAGE 583, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH THE WESTERN BOUNDARY LINE OF SAID HOLT PROPERTY NORTH 30 DEGREES 20' WEST 740 FEET TO A POINT IN THE SOUTHERN BOUNDARY LINE OF THE PROPERTY CONVEYED TO MATTIE E. GREEN BY DEED FROM WHITFORD LAYNE GREEN OF RECORD IN BOOK 2087, PAGE 549, SAID REGISTER'S OFFICE; THENCE SOUTH 53 DEGREES 50' WEST 132 FEET TO A POST; THENCE SOUTH 22 DEGREES 15' WEST 400 FEET TO A POST; THENCE NORTH 78 DEGREES 30' WEST 259 FEET TO A POST; THENCE NORTH 71 DEGREES WEST 152 FEET TO A STAKE; THENCE NORTH 15 DEGREES 15' WEST 304 FEET; THENCE NORTH 40 DEGREES 20' WEST 85 FEET TO A POST IN THE EASTERN BOUNDARY LINE OF THE PROPERTY CONVEYED TO HAZELWOOD; THENCE WITH HAZELWOOD'S LINE, SOUTH 16 DEGREES 50' WEST 525 FEET TO AN ELM, SOUTH 23 DEGREES WEST 306 FEET TO A CEDAR AND SOUTH 26 DEGREES 10' WEST 306 FEET TO A POST; THENCE SOUTH 44 DEGREES 30' EAST 80 FEET; THENCE NORTH 72 DEGREES 30' EAST 1590 FEET, MORE OR LESS, TO THE BEGINNING, CONTAINING 20 ACRES, MORE OR LESS.

TRACT 4: PROPERTY CONVEYED IN BOOK 3248, PAGE 19, SAID REGISTER'S OFFICE AS FOLLOV

LAND IN THE 13TH CIVIL DISTRICT OF DAVIDSON COUNTY, BEGINNING AT A POINT IN THE CENTER OF EATON'S CREEK ROAD, THE SOUTH EAST CORNER OF THE 64.12 ACRE TRACT OF LAND, A DESCRIPTION OF WHICH TRACT IS OF RECORD IN BOOK 1371, PAGE 106,
RODC, TENNESSEE, WHERE SAID TRACT CORNERS WITH THE LAND OF RUTHERFORD, THENCE IN A SOUTHWESTERLY DIRECTION, WITH THE LINE BETWEEN RUTHERFORD AND WARREN, 280 FEET TO A POINT IN SAID LINE, THENCE IN A NORTHERLY DIRECTION 310 FEET TO A POINT, THENCE EASTERLY 280 FEET TO THE CENTER OF EATON'S CREEK ROAD, THENCE WITH THE CENTER OF EATON'S CREEK ROAD SOUTHERLY 310 FEET TO THE POINT OF BEGINNING, CONTAINING TWO (2) ACRES, MORE OR LESS.

BEING PART OF THE SAME PROPERTY CONVEYED TO BURT WARREN AND WIFE, LULA WARREN BY DEED DATED FEBRUARY 16, 1946 FROM S. D. DUGGER AND WIFE, EFFIE DUGGER OF

WARRANTY DEED
(Continued)

RECORD IN BOOK 1371, PAGE 106, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID BURT WARREN HAVING PRE-DECEASED LULA WARREN. LULA WARREN HAVING SINCE DIED TESTATE AND PURSUANT TO THE LAST WILL AND TESTAMENT OF LULA SIMPKINS WARREN NUMBER 08P1039 IN THE PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE SAID PROPERTY WAS DEVISED TO JAMES CLAUDE WARREN, TRESSA LOUISE STRAWN, VELMA JEAN MORGAN AND SHEILA MARIE COX.

LULA WARREN AND LULA SIMPKINS WARREN BEING ONE AND THE SAME PERSON.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 4831 Eatons Creek Road, Nashville, TN 37218
(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 my/our hand(s) this 28th day of September, 2010.

James Claude Warren
James Claude Warren

Tressa Louise Strawn
Tressa Louise Strawn

Velma Jean Morgan
Velma Jean Morgan

Sheila Marie Cox
Sheila Marie Cox

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Claude Warren, Tressa Louise Strawn, Velma Jean Morgan, and Sheila Marie Cox, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of September, 2010.

Mary Birthright
Notary Public

My Commission Expires: 11-7-11

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072