TRANSFER TAX FOR THIS INSTRUMENT WAS PAID
INSTRUMENT NO. 20101001-0078426

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11-7-11

(AFFIX SEAL)

MARK BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
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	MAP 48 PARCELS 41 & 42
	(NAME)	
117 Woodmont Blvd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 Tressa Louise Strawn and James Claude Warren 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 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:

TRACT 1:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

THE STRIP OF LAND ON THE WEST SIDE OF EATONS CREEK ROAD THAT IS BETWEEN EATONS CREEK AND EATONS CREEK ROAD.

BEGINNING AT AN IRON PIN IN THE CENTER OF EATONS CREEK, THE NORTHWEST CORNER OF THELMA ADAMSONS PROPERTY;
(1)THENCE NORTH 56 DEG. 07' 50" EAST 10.00 FEET TO THE WEST RIGHT-OF-WAY OF EATONS CREEK ROAD.

(2)THENCE SOUTH 33 DEG. 52' 10" EAST 136.00 FEET TO AN IRON PIN;

(3)THENCE SOUTH 56 DEG. 07' 50" WEST 10.00 FEET TO AN IRON PIN IN THE CENTER OF EATONS CREEK;

(4) THENCE WITH THE CENTERLINE OF EATONS CREEK, NORTH 33 DEG. 52' 10" WEST 136.00 FEET TO THE POINT OF BEGINNING CONTAINING 1,360.00 SQUARE FEET OR .031 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO TRESSA LOUISE STRAWN, JAMES CLAUDE WARREN, VELMA JEAN MORGAN AND SHEILA MARIE COX, AS TENANTS IN COMMON, EACH OWNING A ONE FOURTH (1/4) UNDIVIDED INTEREST BY DEED FROM SCOTTIE W. PURCELL OF RECORD BY INSTRUMENT NO.20090429-0038725, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

BILL GARRETT, Davidson County
Trans:T20100062014 DEEDWARR
Recvd: 10/01/10 11:31 3 pgs
Fees:17.00 Taxes:0.00

20101001-0078427

WARRANTY DEED
(Continued)

TRACT 2:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN THE CENTER OF EATON'S CREEK, SAID POINT BEING THE SOUTHWEST CORNER OF PARCEL 41 OF PROPERTY MAP 48 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE NORTH 63 DEG. 41 MIN. 59 SEC. EAST 9.46 FEET TO A POINT ON THE RIGHT OF WAY OF EATON'S CREEK ROAD (25 FEET FROM CENTER OF ROAD);

THENCE WITH SAID ROW NORTH 30 DEG. 00 MIN. 00 SEC. WEST 220.50 FEET TO A POINT;

THENCE LEAVING ROW SOUTH 60 DEG. 00 MIN. 00 SEC. WEST 6.80 FEET TO A POINT IN EATON'S CREEK;

THENCE WITH CENTER OF CREEK SOUTH 23 DEG. 31 MIN. 43 SEC. EAST 23.64 FEET TO A POINT

THENCE SOUTH 34 DEG. 12 MIN. 15 SEC. EAST 64.56 FEET TO A POINT;

THENCE SOUTH 19 DEG. 22 MIN. 53 SEC. WEST 33.76 FEET TO A POINT;

THENCE SOUTH 42 DEG. 42 MIN. 30 SEC. EAST 71.22 FEET TO A POINT;

THENCE SOUTH 37 DEG. 21 MIN. 47 SEC. EAST 40.90 FEET TO THE POINT OF BEGINNING CONTAINING 3089.58 SQUARE FEET OR 0.07 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO TRESSA LOUISE STRAWN, JAMES CLAUDE WARREN, VELMA JEAN MORGAN AND SHEILA MARIE COX, AS TENANTS IN COMMON, EACH OWNING A ONE FOURTH (1/4) UNDIVIDED INTEREST BY DEED FROM DAVID MICHAEL TOMLINSON OF RECORD BY INSTRUMENT NO.20090429-0038726, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED
(Continued)

~~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