BILL GARRETT, Davidson County
Trans:T20100070440 DEEDWARR
Recvd: 11/05/10 10:55 2 pgs
Fees:13.00 Taxes:1320.90
20101105-0088912

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $357,000.00 (Three Hundred Fifty Seven Thousand).

AFFIANT

Subscribed to and sworn before me this 7th day of October, 2010.

NOTARY PUBLIC MY COMMISSION EXPIRES: (NOTARY SEAL)

DEBORAH TUBBS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires AUG. 23, 2011

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
2309 Crestmoor Road, Suite 300, Nashville, TN. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
George H. Ewing 4601 Whites Creek Pike Whites Creek, TN 37189	Same as the new owner	04000012200 04000013500

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE, **JERRY DILLARD AND WIFE MONICA L. DILLARD,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **GEORGE H. EWING,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE. DESCRIBED AS FOLLOWS TO WIT:

LAND IN THE 3RD COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, THE TOWN OF WHITES CREEK, BEING THE SAME PROPERTY CONVEYED IN DEED BOOK 7419, PAGE 760, AND DEED BOOK 4985, PAGE 916, REGISTER'S OFFICE FOR SAID COUNTY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING IN THE EAST RIGHT OF WAY OF WHITES CREEK PIKE, APPROXIMATELY 0.42 MILE NORTH OF THE INTERSECTION OF SAID WHITES CREEK PIKE AND OLD HICKORY BOULEVARD;
THENCE WITH SAID PIKE, ALONG A CURVE HAVING A RADIUS OF 7331.4 FEET, A DISTANCE OF 472.94 FEET TO AN IRON PIN;
THENCE LEAVING SAID PIKE N 85° 44' 24" E, 639.25 FEET TO AN IRON PIN AT A FENCE CORNER;
THENCE N 88° 29' 37" E, 414.22 FEET TO AN IRON PIN IN A FENCE;
THENCE GENERALLY WITH SAID FENCE S 7° 10' 05" W, 382.58 FEET TO AN IRON PIN;
THENCE LEAVING SAID FENCE S 77° 09' 19" W, 488.60 FEET TO AN IRON PIN;
THENCE S 85° 44' 45" W, 425.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.96 ACRES, MORE OR LESS.
Per Survey, by Patrick Coode & Company, LLC tax map 04000012200 and 04000013500 have been consolidated into one legal description.

Being the same property conveyed to Jerry Dillard and Monica Dillard, by deed of record in Book 4985, Page 916, Register's Office of Davidson County, Tennessee also being the same property conveyed to Monica L. Dillard by deed of record in Book 7419, Page 760, Register's Office of Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **4601 WHITES CREEK PIKE** **WHITES CREEK,TN37189**

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

LTSR Number: JRD MLD

GTE File: 201(

WITNESS, this 7th day of October, 2010

Jerry Dillard

Monica L. Dillard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 7th day of October, 2010, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Jerry Dillard and Monica L. Dillard** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 7th day of October, 2010.

Notary Public

Commission Expires:

JEFFREY M. GRIGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 7, 2013

LTSR Number:

GTE File: 2010