BILL GARRETT, Davidson County
Trans:T20100081229 DEEDWARR
Recvd: 12/28/10 10:17 2 pgs
Fees:13.00 Taxes:2664.00
20101228-0102579

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-101200840

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$720,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 27th day of DECEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES: September 9, 2014

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RONALD J. HAISLIP **9721 CLOVERCROFT ROAD** **NOLENSVILLE, TN 37135**	**SAME**	**187-00-0-015.00**

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, WE,

WILLIAM SIDNEY GUTHRIE, JR. AND GRACE ELLEN WALLER , AS SOLE HEIRS OF THE ESTATE OF WILLIAM SIDNEY GUTHRIE, SR.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RONALD J. HAISLIP

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:

Situated in the 31st Councilmanic District of Nashville, Davidson County and being more particularly described as follows:

Beginning at an iron pin (set) in the northerly margin of Kidd/Battle Road (50-foot R.O.W.) and the southeasterly corner of Charles W. Fann et ux of record in Deed Book 6436, Page 553, Register's Office of Davidson County, Tennessee, said pin lying North 83 degrees 25 minutes 38 seconds West, a distance of 763.7 feet from the centerline of Fann Road and being the southwesterly corner of the herein described tract;

Thence, North 05 degrees 03 minutes 41 seconds East passing the Williamson/Davidson County line at 604.54 feet and along or near the lines of Fann for a total distance of 1135.17 feet to an existing iron pin;

Thence along or near the easterly line of Charles W. Fann et ux of record in Deed Book 6436, Page 457, Register's Office of Davidson County, Tennessee, North 04 degrees 50 minutes 22 seconds East, a distance of 1092.32 feet to an existing iron pin;

Thence, along or near the easterly lines of Stanwood E. and Patricia Lehman of record in Instrument Number 20000405-0034411, Register's Office of Davidson County, Tennessee, North 04 degrees 45 minutes 18 seconds East, a distance of 567.22 feet to an existing iron pin;

Thence along the southerly lines of Larry A. and Monica H. Vogt of record in Instrument Number 20011112-0123914, Register's Office of Davidson County, Tennessee and Sarah R. and Vincent E. Rouse of record in Deed Book 8945, Page 903, Register's Office of Davidson County, Tennessee, South 84 degrees 28 minutes 25 seconds East, a distance of 932.65 feet to an existing iron pin at a planted stone;

Thence, along the westerly margin of a 16-foot Avenue for the next three (3) courses and distances:

Thence, South 05 degrees 14 minutes 39 seconds West, a distance of 849.26 feet to an iron pin (set);

Thence, South 04 degrees 38 minutes 06 seconds West, a distance of 447.88 feet to an iron pin (set);

Thence, South 05 degrees 49 minutes 10 seconds West, passing through an iron pin (set) in the northerly right-of-way of Road (50 foot) at 1469.98 feet for a total distance of 1519.99 feet to an iron pin (set);

Thence, with the southerly margin of said Road, North 83 degrees 03 minutes 02 seconds West, a distance of 906.37 feet to an iron pin (set);

Thence, North 05 degrees 03 minutes 41 seconds East crossing the right-of-way of said Road (50 foot), a distance of 50.03 feet to the Point of Beginning.

Prepared from a survey by Crawford and Cummings, P.C., dated July 8, 2008.

Being the same property conveyed to William Sidney Guthrie, Jr. and Grace Ellen Waller, as the Sole Heirs of the Estate of William Sidney Guthrie, Sr., by Affidavit of Heirship dated 4/27/07 and recorded 5/2/07 in Instrument Number 20070502-0052615 in the Register's Office for Davidson County, Tennessee and also recorded 5/4/07 in Book 4253, page 766 in the Register's Office for Williamson County, Tennessee; and by Affidavit of Heirship dated 4/27/07 and recorded 5/2/07 in Instrument Number 20070502-0052614 in the Register's Office for Davidson County, Tennessee, and recorded 5/7/07 in Book 4253, page 764 in the Register's Office for Williamson County, Tennessee.
See also Quitclaim Deed to William Sidney Guthrie et ux Dorothy Guthrie of record in Book 6575, page 667 recorded 6/6/85 in the Register's Office for Davidson County, Tennessee, also recorded 9/23/08 in Book 4645, page 305 in the Register's Office for Williamson County, Tennessee; Quitclaim Deed to William Sidney Guthrie recorded 10/30/75 in Book 4566, page 332 in the Register's Office for Davidson County, Tennessee; and Warranty Deed to Sydney A. Guthrie and wife, Cora T. Guthrie recorded 2/3/39 in Book 1081, page 539 and Warranty Deed to Sydney A. Guthrie and wife, Cora Guthrie recorded 5/26/38 in Book 1082, page 251, Register's Office for Davidson County, Tennessee.

This is Unimproved () property known as **0 BATTLE ROAD, NOLENSVILLE, TN 37135**
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 our hands this 27th day of DECEMBER, 2010.

William Sidney Guthrie, Jr.
WILLLIAM SIDNEY GUTHRIE, JR.

Grace Ellen Waller by William Sidney Guthrie, Jr., Attorney in fact
GRACE ELLEN WALLER BY WILLIAM SIDNEY GUTHRIE, JR., ATTORNEY IN FACT

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 WILLLIAM SIDNEY GUTHRIE, JR. 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 at Nashville, Tennessee, this 27th day of DECEMBER, 2010.

Commission Expires:_____

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
September 9, 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 27TH day of December, 2010 before me personally appeared WILLIAM SIDNEY GUTHRIE, JR to me known to be the person who executed the foregoing instrument in behalf of GRACE ELLEN WALLER as her Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said GRACE ELLEN WALLER.

Witness my hand and official seal at Nashville , Tennessee, this the 27th day of December,, 2010.

My commission expires:_____

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
September 9, 2014