BILL GARRETT, Davidson County
Trans:T20110000749 DEEDWARR
Recvd: 01/04/11 12:37 4 pgs
Fees:23.00 Taxes:148.00
20110104-0001084

INSTRUMENT PREPARED FOR RECORDING BY: Kevin Ray Hall
Reference Number: 00007641-00001187641

MAP-111 # PARCEL - 138

WARRANTY DEED

THIS INDENTURE, made and entered into this 4 day of JANUARY, 2011, by and between William A Brewer, not married, of 141 FAIRVIEW RD Nolensville TN (the "Grantor"), and Kevin Ray Hall, and spouse, Pamela Sue Hall of 5954 Lickton Pike Goodlettsville TN. 37072, (collectively the "Grantee").

WITNESSETH: That for and in consideration of $40,000.00 and other good and valuable consideration the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee with warranty covenants the following described real estate (the "Property"), situated and being in the county of Davidson, State of Tennessee:

See attached

Being all or part of the same property described in the County Register's Deed Book 7641, Page 118-120.

TO HAVE AND TO HOLD the Property together with all the appurtenances and hereditaments attached to the property or in any wise appertaining unto the Grantee, Grantee's heirs and assigns, in fee simple forever.

The Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the Property, that the Grantor has a good right to sell and convey the Property and that the Property is unencumbered except for any taxes not yet due but constituting a lien which are assumed by the Grantee. The Grantor also warrants to defend the title and quiet possession of the Property against the lawful claims of all persons.

The Property is subject to the following easements:

IN WITNESS WHEREOF the Grantor has executed this instrument this 4th day of January, 2011.

William A Brewer

Signed, Sealed and Delivered In the Presence of:

Sign: David Demonbreun Sign: Billie McCullough

Name: David Demonbreun Name: Billie McCullough

KIM DICKENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013

IN WITNESS WHEREOF the Grantee has executed this instrument this 4th day of January, 2011.

Kevin Ray Hall

Pamela Sue Hall

Signed, Sealed and Delivered In the Presence of:

Sign: David Demonbreun Sign: Billie McCullough

Name: David Demonbreun Name: Billie McCullough

KIM DICKENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013

KIM DICKENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 40,000.00 Kevin Ray Hall
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF January 20 11
Deputy Register

Grantor Acknowledgment

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Kim Dickens, a Notary Public in and for the said state and county, duly commissioned and qualified, personally appeared William A Brewer, known to me (or proven to me on the basis of satisfactory evidence) to be the person described in and who executed this warranty deed, and acknowledged that he/she executed this deed with lawful authority as a free and voluntary act.

WITNESS my hand and Notarial Seal at office this 4th day of January, 20 11.

Kim Dickens
Notary Public, State of Tennessee
County of Davidson

My commission expires: 7/8/2013

KIM DICKENS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013

Grantee Acknowledgment

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Kim Dickens, a Notary Public in and for the said state and county, duly commissioned and qualified, personally appeared Kevin Ray Hall, and spouse, Pamela Sue Hall of 5954 Lickton Pike Goodlettsville TN. 37072, known to me (or proven to me on the basis of satisfactory evidence) to be the persons described in and who executed this warranty deed, and acknowledged that they executed this deed with lawful authority as a free and voluntary act.

WITNESS my hand and Notarial Seal at office this 4th day of January, 20 1.

Kim Dickens
Notary Public, State of Tennessee
County of Davidson

My commission expires: 7/8/2013

KIM DICKENS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013

Register's Fee $ _____

Mail Tax Notice to: Kevin Ray Hall, 5954 Lickton Pike Goodlettsville, TN. 37072
(NEW OWNER)

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LAND in the Second Civil District (formerly the Tenth Civil District), Metropolitan Nashville - Davidson County, Tennessee, being more particularly described in a survey by Howard George and Associates, Project Number 8465-1, dated March 30, 1985, as follows:

BEGINNING at an iron pin set in Johnny Ray Brook's Northwest corner (Book 6146, Page 985); thence South 20 deg. 26 min. 00 sec. East 625.12 feet to a small tree; thence South 43 deg. 17 min. 50 sec. East 578.85 feet to an iron pin set at a fence corner; thence South 75 deg. 56 min. 30 sec. West 560.00 feet to an iron pin set; thence North 20 deg. 12 min. 30 sec. West 1139.36 feet to an iron pin set; thence North 77 deg. 03 min. 40 sec. East 330.00 feet to the beginning; containing 10 acres, more or less.

There is a 50-foot ingress/egress easement to and from the above described property being 25 feet on each side of a line described as follows:

BEGINNING at a point on the easterly side of the above-describd property, North 43 deg. 17 min. 50 sec. West 290.00 feet from the Southeast corner of the above described property; thence South 59 deg. 45 min. East 166 feet; thence North 82 deg. 35 min. East 586 feet; thence South 83 deg. 50 min. East 406 feet; thence South 54 deg. 30 min. East 185 feet; thence South 16 deg. 25 min. East 88 feet; thence South 6 deg. 15 min. East 126 feet; thence South 25 deg. 05 min. East 221 feet; thence South 42 deg. 55 min. East 75 feet; thence South 65 deg. 50 min. East 96 feet; thence North 79 deg. 50 min. East 215 feet; thence North 73 deg. 45 min. East 319 feet; thence North 83 deg. 15 min. East 226 feet; thence South 76 deg. 50 min. East 256 feet; thence South 67 deg. 35 min. East 283 feet to the edge of the Bobby t. Comer property; thence narrowing to the width of the existing drive 135 feet to the center of Lickton Pike.

SUBJECT to a 50-foot ingress/egress easement across the above-described property, being 25 feet on each side of a line described as follows:

BEGINNING at a point on the Easterly side of the above-described property North 43 deg. 17 min. 50 sec. West 290.00 feet from the Southeast corner of the above-described property; thence North 59 deg. 45 min. West 122 feet; thence North 71 deg. 50 min. West 141 feet; thence North 89 deg. 05 min. West 234 feet; thence North 51 deg. 55 min. West 66 feet to the westerly edge of the above property.

BEING the same property conveyed to W. DENNIS WRIGHT by Quitclaim Deed of Correction from JOE PEACH and wife, DENISE PEACH of record in Book 7307, Page 430, Register's office for Davidson County, Tennessee.

The said Ella Louise Wright joins in this conveyance to convey any marital or other rights she may have in said property by reason of her marriage to the said W. DENNIS WRIGHT.