	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$88,000.00.** Affiant Subscribed and sworn to before me, this the 11th day of February, 2011. Notary Public My commission expires: 11-7-2011 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC, Attorney at Law
109 Westpark Drive, Ste. 330 , Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
William M. Goodrum	New Owner	**Map 068, Parcels 02700 and 02800**
188 Carnavon Pkwy		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Tim R. Wilson, as to a twenty five percent (25%) undivided interest and Kevin McGinn, as to a twenty five percent (25%) undivided interest

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

William M. Goodrum, an undivided twenty five percent (25%) interest and Phillip Goodrum, an undivided twenty five percent (25%) interest

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:

SEE ATTACHED SHEET MARKED EXHIBIT "A" FOR LEGAL DESCRIPTION:

Being the same property conveyed to Tim R. Wilson and Kevin McGinn and Jack Goodrum and Cole Goodrum by deed from Wendell Smith, Jr., Executor, of record in Instrument No. 20001109-0111389, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2010, and subsequent years, easements, and restrictions of record.

This is unimproved property, known as **Ashland City Hwy., Nashville, TN**

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 11th day of February, 2011.

Tim R. Wilson

Kevin McGinn

BILL GARRETT, Davidson County
Trans:T20110009732 DEEDWARR
Recvd: 02/16/11 10:17 3 pgs
Fees:18.00 Taxes:325.60
20110216-0013157

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Tim R. Wilson and Kevin McGinn**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **11th** day of **February, 2011.**

E Prophet

Notary Public

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/7/2011

EXHIBIT A

Land in the 1st councilmanic district of Nashville, Davidson County, Tennessee, being the same properties conveyed in Deed Book 5851, pages 851 and 854, Register's Office for said County and more particularly described as follows:

Beginning in the south right of way of Hydes's Ferry Pike (State Route 12), approximately 2370 feet west of Old Hyde's Ferry Pike (Amy Lynn Drive); thence leaving said right of way S 04 degrees 50' 29" W, 366.32 feet, following the west line of Hailey's Harbor, Inc., recorded in Deed Book 8272, page 122, R.O.D.C., to the north right of way of the Cheatham County Rail Authority; thence along said right of way, N 81 degrees 36' 11" W, 1183.90 feet to the center of Old Hyde's Ferry Pike; thence along said Old Hyde's Ferry Pike N 73 degrees 33' 17" W, 84.23 feet; thence continuing along said center of Old Hyde's Ferry Pike N 76 degrees 00' 21" W, 404.00 feet to the center of a drain; thence continuing along said Old Hyde's Ferry Pike N 78 degrees 57' 14" W, 250.00 feet; thence leaving Old Hyde's Ferry Pike N 04 degrees 24' 01" E, 322.90 feet to the south right of way of said State Route 12; thence with said south right of way, along a curve to the right having a radius of 5677.86 feet, a distance of 1210.34 feet; thence continuing along said right of way, S 76 degrees 54' 38" E, 149.32 feet; thence S 76 degrees 40' 00" E, 564.83 feet to the point of beginning, according to a survey performed by John Kohl and Company, PC, a Tennessee registered surveyor, dated October 25, 2000.