BILL GARRETT, Davidson County
Trans:T20110019124 DEEDWARR
Recvd: 04/01/11 12:46 4 pgs
Fees:23.00 Taxes:1961.00
20110401-0025300

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $530,000.00

Lori K. Birckhead
Affiant

Subscribed and sworn to before me, this 29TH DAY OF MARCH, 2011.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES:
11-7-11
(AFFIX SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
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
James R. Birckhead and wife, Lori K. Birckhead	SAME	MAP 8 PARCELS 87 & 88
(NAME)	(NAME)	
132 North Country Club Dr.		
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075		
(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 Ralph McDonald and Jeffery L. McDonald and Michelle Cobb and Trudye Frey Bailor Reyes, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto James R. Birckhead and wife, Lori K. Birckhead, 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:

SEE EXHIBIT "A" FOR COMPLETE LEGAL DESCRIPTION

BEING PART OF THE SAME PROPERTY CONVEYED TO T. H. RAILEY (ALSO KNOWN AS THOMAS H. RALEY) BY DEEDS OF RECORD IN BOOK 170, PAGE 29, BOOK 214, PAGE 86, BOOK 227, PAGE 430, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND AN UNRECORDED DEED FROM HENDERSON RALEY AND WIFE, JOSEPHINE DATED FEBRUARY 1, 1892. THE SAID T. H. RAILEY HAVING SINCE DIED LEAVING AS HIS ONLY SURVIVING HEIRS-AT-LAW RUBYE RAILEY FREY AND VIOLA RAILEY HUNLEY. THE SAID RUBYE RAILEY FREY HAVING SINCE DIED TESTATE AND PURSUANT TO HER LAST WILL AND TESTAMENT (PROBATE NO 10-P-883 PROBATE COURT FOR DAVIDSON COUNTY) LEAVING HER ONLY HEIRS-AT-LAW AS TRUDYE LYNN FREY BAILOR REYES AND CHARLENE YVONNE FREY. THE SAID CHARLENE YVONNE FREY, NEVER HAVING MARRIED, AND HAVING NO CHILDREN, LIVING OR DEAD AT THE TIME OF HER DEATH, DIED INTESTATE ON OCTOBER 1, 2009, SURVIVED BY HER SISTER, TRUDYE FREY BAILOR REYES, HER SOLE AND ONLY HEIR-AT-LAW. THE SAID VIOLA RAILEY HUNLEY HAVING SINCE DIED TESTATE AND PURSUANT TO HER LAST WILL AND TESTAMENT (PROBATE NO. 10P-882 PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE) SAID PROPERTY WAS DEVISED TO EDITH MCDONALD. THE SAID EDITH MCDONALD HAVING SINCE DIED INTESTATE LEAVING HER ONLY HEIRS-AT-LAW AS RALPH MCDONALD, JEFFERY L. MCDONALD AND MICHELLE COBB. ALSO PURSUANT TO AFFIDAVIT OF HEIRSHIP OF RECORD BY INSTRUMENT NO. 20110401-0025299, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRUDYE LYNN FREY, TRUDYE FREY REYES AND TRUDYE FREY BAILOR REYES BEING ONE AND THE SAME PERSON.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2011, AND SUBSEQUENT YEARS

THE WARRANTIES HEREIN CONTAINED EXCLUDE THAT PORTION OF THE PREMISES EMBRACED WITHIN THE BOUNDARIES OF ANY GRAVES OR GRAVEYARDS, WITH ALL RIGHTS OF INGRESS AND EGRESS THERETO.

THE GRANTORS HEREIN AGREE TO PAY ALL "GREENBELT - ROLL-BACK TAXES" FOR 2010 WHEN THE TAX AMOUNT IS DETERMINED, AND AVAILABLE FROM THE DAVIDSON COUNTY TRUSTEE'S OFFICE.

MICHELLE COBB EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF TRUDYE

WARRANTY DEED
(Continued)

FREY REYES PURSUANT TO DURABLE POWER-OF-ATTORNEY OF RECORD BY INSTRUMENT NO. 20101104-0088521, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved (X)
This is improved ( ) property, known as 7721 Whites Creek Pike, Joelton, TN 37080
(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 29th day of March, 2011.

Ralph McDonald

Jeffery L. McDonald

Michelle Cobb

Trudye Frey Bailor Reyes

Trudye Frey Bailor Reyes by Michelle Cobb attorney in fact
BY: Michelle Cobb, 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, Michelle Cobb, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of March, 2011.

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

STATE of Tennessee

COUNTY of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ralph McDonald, 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.

WARRANTY DEED
(Continued)

Witness my hand and official seal, this the 29th day of march, 2011.

Mary Birthright
Notary Public

My Commission Expires: 11-7-11

(SEAL)



STATE of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffery L. McDonald, the herein bargainer(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 29th day of March, 2011.

Mary Birthright
Notary Public

My Commission Expires: 11-7-11

(SEAL)



STATE of Tennessee

COUNTY of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared Michelle Cobb, to me know to be the person who executed the foregoing instrument on behalf of Trudye Frey Reyes, and acknowledged that she executed the same as the free act and deed of the said Trudye Frey Reyes.

Witness my hand and official seal, this the 29th day of March, 2011.

Mary Birthright
Notary Public

My Commission Expires: 11-7-11

(SEAL)



RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

EXHIBIT "A" LEGAL DESCRIPTION

Property located in the 1st Councilmanic District of Davidson County, TN. and being described according to a survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, TN 37146, Dated: 3-17-11,as follows:

Beginning at a set iron rod on the southwest margin of Whites Creek Pike (or U.S. Highway 431) in the north line of Jim Stevens (Book 4718, Page 653, R.O.D.C.);
Thence with said Stevens N 83 DEGREES 09 MINUTES 04 SECONDS W a distance of 883.06 feet to a set iron rod;
Thence S 08 DEGREES 40 MINUTES 56 SECONDS W a distance of 575.47 feet to an existing 1/2 inch iron rod at the base of tree and common corner to Douglas & Mary Sue Wyatt (Instr: 200706280077218, R.O.D.C.);
Thence with said Wyatt S 03 DEGREES 59 MINUTES 04 SECONDS W a distance of 351.58 feet to an existing iron rod at the base of an 18 inch beech on the south bank of a creek and common corner to Gayron Lytle (Instr: 200604050039055, R.O.D.C.);
Thence with said Lytle S 02 DEGREES 06 MINUTES 36 SECONDS W a distance of 158.92 feet to an existing iron rod at a wooden fence post;
Thence N 88 DEGREES 49 MINUTES 21 SECONDS W a distance of 197.98 feet to an existing iron rod at the base of a 27 inch oak in a fence;
Thence S 65 DEGREES 46 MINUTES 30 SECONDS W a distance of 181.26 feet to an existing iron rod at the base of an 18 inch beech in a fence;
Thence S 52 DEGREES 34 MINUTES 17 SECONDS W a distance of 158.66 feet to an existing iron rod in a fence;
Thence S 74 DEGREES 11 MINUTES 06 SECONDS W a distance of 305.64 feet to an existing iron rod in a fence;
Thence N 67 DEGREES 02 MINUTES 54 SECONDS W a distance of 136.08 feet to an existing iron rod in a fence;
Thence S 84 DEGREES 37 MINUTES 57 SECONDS W a distance of 220.60 feet to an existing iron rod in a fence;
Thence S 20 DEGREES 49 MINUTES 49 SECONDS W a distance of 75.62 feet to an existing iron rod in a fence;
Thence N 65 DEGREES 52 MINUTES 24 SECONDS W a distance of 341.49 feet to an existing iron rod in a fence;
Thence N 31 DEGREES 13 MINUTES 01 SECONDS W a distance of 134.44 feet to an existing iron rod in a fence;
Thence N 79 DEGREES 52 MINUTES 20 SECONDS W a distance of 396.57 feet to an existing iron rod in a fence;
Thence leaving said fence N 80 DEGREES 03 MINUTES 46 SECONDS W a distance of 15.42 feet to an existing 6" x 9" stone and common corner to E.L. Spain (Book 1285, Page 2, R.O.D.C.);
Thence with said Spain and relatively parallel with an existing fence N 07 DEGREES 44 MINUTES 06 SECONDS E a distance of 1924.97 feet to an existing iron rod and common corner to Terry and Shellee Catignani (Instr: 201005140037439, R.O.D.C.);
Thence with said Catignani S 80 DEGREES 43 MINUTES 31 SECONDS E a distance of 546.57 feet to an existing iron rod and common corner to Forrest Goostree Et Al Trustees (Instr: 200906100054023, R.O.D.C.);
Thence with said Goostree S 80 DEGREES 50 MINUTES 44 SECONDS E a distance of 512.02 feet to an existing iron rod and common corner to Bethel Church of Christ (Book 10666, Page 253, R.O.D.C.);
Thence with said Bethel Church of Christ
S 80 DEGREES 43 MINUTES 05 SECONDS E a distance of 429.92 feet to a railroad spike at a wooden post;

Thence N 21 DEGREES 14 MINUTES 33 SECONDS E a distance of 285.19 feet to a set iron rod and approximate common corner to H.M. Hunley (Book 2302, Page 105, R.O.D.C.);
Thence with said Hunley N 68 DEGREES 26 MINUTES 19 SECONDS E a distance of 277.00 feet more or less to a set iron rod in the southwest margin of Whites Creek Pike (or U.S. Highway 431);
Thence with said margin S 27 DEGREES 01 MINUTES 39 SECONDS E a distance of 270.06 feet to a set iron rod;
Thence with a curve turning to the left with an arc length of 599.83 feet,
with a radius of 1939.86 feet,
with a chord bearing of S 35 DEGREES 53 MINUTES 09 SECONDS E,
with a chord length of 597.45 feet,
to a set iron rod;
Thence S 44 DEGREES 44 MINUTES 39 SECONDS E a distance of 531.00 feet to a set iron rod which is the point of beginning,
having an area of
4133023 square feet,
94.88 acres

Being part of the same property described in Book 214, Page 86, Register's Office of Davidson County, TN., and the same property described in Book 910, Page 125, Register's Office of Davidson County, TN.