BILL GARRETT, Davidson County
Trans:T20110037190 DEEDWARR
Recvd: 06/21/11 15:36 3 pgs
Fees:18.00 Taxes:462.50
20110621-0047610

FROM: Charles A. Trost and wife, Annie O. Trost
TO: Christopher S. Pierce and wife, Carlena Pierce

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Christopher S. and Carlena Pierce 1320 BALSON DRIVE MURFREESBORO, TN 37128	(same)	Map 168 Parcel 245

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, Stephen C. Baker, Esq. 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $125,000.00.

Affiant

Subscribed and sworn to before me, this the 17th day of June, 2011.

Notary Public

My Comm. Expires: 01/07/2013

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

GENERAL 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 and sufficiency of which are hereby acknowledged, Charles A. Trost and wife, Annie O. Trost, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto Christopher S. Pierce and wife, Carlena Pierce, hereinafter called "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, described as follows:

Being a tract of land lying East of Hester Beasley Road as shown on property Map 168, Assessor's Office and lying within the 35th Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee. Bounded in general by Justin Taylor and Roy Ursery on the West; Claude W. Smith on the North; Claude W. Smith and Daniel Harless Jr. on the East; Robert C. Sheehan on the South, more particularly described as follows:

Commencing at an existing iron pin on the East side of Hester Beasley Road (25' from the center), the Southwest Corner of

Myrtle Taylor (Ref. Deed Book 4920, page 661 RODC), thence leaving Hester Beasley Road and with Taylor's South line S 41 deg. 05' 25" E 446.05' to an existing iron pin; thence N 48 deg. 54' 35" E 207.00' to an existing iron pin, the Southeast corner of a second Myrtle Taylor Tract (Ref. Deed Book 1341, page 626 RODC); thence with Taylor's second tract N 48 deg. 54' 35" E 322.55' to an existing iron pin in the East line of Justin Taylor (Ref. Deed Book 7498, page 702 RODC) and the true point of beginning of the following described tract:

Thence leaving the true point of beginning and with Justin Taylor's East line N 48 deg. 54' 35" E 98.20' to an existing iron pin, the Southeast corner of Roy Ursery (Ref. Deed Book 5119, page 518 RODC); thence leaving Taylor and with Ursery's South line N 48 deg. 54' 35" E 411.80' to an existing iron pin on the West side of a small hollow in the West line of Claude W. Smith (Ref. Deed Book 10482, page 439 RODC); thence leaving Ursery and with Smith's West line S 31 deg. 53' 52" E 452.17' to an existing iron pin in the West line of a second Claude W. Smith Tract (Ref. Deed Book 10482, page 430 RODC); thence with Smith's second tract S 49 deg. 56' 30" W 261.52' to an iron pin set; thence with a new line S 35 deg. 29' 19" E 235.99' to an existing iron pin on the East side of Ridge Road, the Northwest corner of Daniel L. Harless, Jr. (Ref. Instrument # 20020401-0039408 RODC); thence leaving Smith and with Harless' West line S 55 deg. 27' 30" W 102.18' to an existing iron pin; S 53 deg. 40' 32" W 120.00' to an existing iron pin, the Northeast corner of Robert C. Sheehan (Ref. Instrument No. 20040827-0103835 RODC); thence leaving Harless and with Sheehan's North line N 35 deg. 10' 35" W passing an existing iron pin at 218.40' in all 658.40' to the True Point of Beginning, containing 6.20 acres, more or less, according to a survey made by Randolph L. Chapdelaine R.L.S. #1444, 7376 Walker Road, Fairview, Tennessee 37062, dated March 28, 1997, and revised July 20, 2006.

In favor of and subject to a reciprocal 50' Ingress-Egress and Utility Easement running from Hester Beasley Road through the above tract recorded in Deed Book 10482, page 430, and in favor of a 50 foot Ingress-Egress Easement of record in Deed Book 9225, page 430, said Register's Office. A private waterline easement of record as Instrument No. 20030115-0006026, said Register's Office, benefits this property.

Being the same property conveyed to Charles A. Trost and wife, Annie O. Trost, by deed from Prichard Creek, LLC, a Tennessee limited liability company, of record as Instrument No. 20100920-0074868, said Register's Office.

Said property is transferred subject to the limitations, restrictions, and encumbrances as set forth below:

1. 2011 Metropolitan Government Taxes, which have been prorated.

2. Restrictive covenants of record in Book 10482, page 430, and as Instrument No. 20030707-0092775, said Register's Office.

3. Ingress-Egress and Utility Easement of record in Book 10482, page 430, said Register's Office.

This is unimproved property.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 hand this 17th day of June, 2011.

Charles A. Trost

Annie O. Trost

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 Charles A. Trost and Annie O. Trost, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 17th day of June, 2011.

NOTARY PUBLIC

My Commission Expires: 7/5/11

JEANETTE L. RAMER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

4569027.1