WARRANTY DEED

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $35,000.00

Affiant

PHYLLIS KEENAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and Sworn to before me, this 22nd day of July, 2011.

Notary Public

My commission expires: 3-4-13

BILL GARRETT, Davidson County
Trans:T20110045384 DEEDWARR
Recvd: 07/27/11 09:47 2 pgs
Fees:13.00 Taxes:129.50
20110727-0057328

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 205 Powell Place, Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
Wayne Hilton, Sr. 1111 Smokewood Way Nashville TN 37221	SAME	16800015900

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Wayne Hilton, Jr.,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Wayne Hilton, Sr.**, hereinafter called the Grantee(s), 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, TN, and described as follows:

Beginning at an iron pin on the north right of way of Hester Beasley Road at the southwest corner of the Mary Baird Johnson Tract of record in Deed Book 5964, page 669, Register's Office for Davidson County; thence following said right of way, along a curve to the left, having a radius of 782.85 feet, a distance of 307.44 feet to an iron pin; thence leaving said right of way and along a new line, the following 4 calls, North 16 deg. 20' 26" East, 58.26 feet to an iron pin; thence North 43 deg. 38' 32" West 300.21 feet to an iron pin; thence North 15 deg. 39' 21" East, 89.40 feet to an iron pin; thence North 60 deg. 47' 03" East, 98.52 feet to an iron pin; thence South 74 deg. 20' 39" East, 81.62 feet to an iron pin; thence South 80 deg. 30' 12" East, 463.29 feet to a marked 24" black oak; thence South 78 deg. 02' 41" East, 154.33 feet to a 24" marked beech tree; thence South 27 deg. 36' 18" West, 101.40 feet to an iron pin; thence South 48 deg. 36' 40" West, 156.43 feet to an iron pin; thence South 42 deg. 33' 10" West, 74.81 feet to a 6" sugar maple; thence South 38 deg. 12' 16" West, 95.50 feet to a 20" Hickory; thence South 32 deg. 45' 44" West, 112.89 feet to the point of beginning and containing 5.36 acres, more or less.

Being the same property conveyed to Wayne Hilton, Jr. by deed from Jeff Burns of record in Instrument No. 20040819-0100325, Register's Office for Davidson County, Tennessee.

Taxes for the year 2011 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This is ( ) improved (x) unimproved property known as Hester Beasley Road, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 22nd day of July, 2011.

Wayne Hilton, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Wayne Hilton, Jr.** the within named bargainor, 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 at Brentwood, Tennessee, this 22nd day of July, 2011.

Notary Public

My Commission Expires: 1-7-13

SAMUEL F. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY