THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave.,. Ste. 410.
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20120008382 DEEDWARR
Recvd: 02/03/12 09:50 4 pgs
Fees:23.00 Taxes:1720.50

20120203-0009873

JANE GRAHAM RUTHERFORD COUNTY NOTARY PUBLIC STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 465,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January 2012

Notary Public

MY COMMISSION EXPIRES: 8/16/14

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bob Green	Same address as	MAP 01800009400
5464 Brick Church Pike	new owner	& 01800009500
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Edwin Lee Nix and wife Ira M. Nix**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bob Green and wife, Lisa Green**

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 EXHIBIT A ATTACHED**********

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

( ) IMPROVED property known as **5464 Brick Church Pike, Goodlettsville, TN 37072.**

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 our hand(s) this the 31st day of January, 2012.

Edwin Lee Nix

Edwin Lee Nix

Ira M. Nix

Ira M. Nix

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 **Edwin Lee Nix** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 31st day of January, 2012.

My Commission expires: May 8, 2012

Notary Public L. MOORE

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

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 **Ira M. Nix** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 31st day of January, 2012.

My Commission expires: May 8, 2012

Notary Public

L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

TRACT I:
Land in the 10th Civil District of Davidson County, Tennessee, described as Tract 2 on a survey of the T.W. Drake Farm by Ernest Medlin, Surveyor, dated October 12, 1979, as follows:

Beginning at a point on the north margin of Brick Church Pike; said point being located N 74 degrees, 47' E, and 50 feet from the southwest corner of the T.W. Drake property of record in Deed Book 1494 page 249, Registers Office for Davidson County, Tennessee; thence N 2 degrees 00' E, 590.46 feet to a point; thence S 88 degrees E, 65.5 feet to a point; thence N 2 degrees 00' E, 1,115.52 feet to a point; thence S 88 degrees 00' E, 106.37 feet to appoint; thence S 2 degrees 00' W, 1,650.15 feet to a point; thence S 74 degrees 47' W, 188.64 feet to the beginning, containing 5.0 acres.

Being the same property conveyed to Edwin Lee Nix and wife, Ira M. Nix, by Warranty Deed from Randy D. Whitman and wife, Sheryl A. Whitman, dated 11/19/1984, recorded 12/7/1984, of record in Book 6442, pages 261-263, in the Register's Office for Davidson County, Tennessee.

TRACT II, PARCEL I:
Land in the 10th Civil District of Davidson County, Tennessee, being Tract No. 4 of the T.W. Drake Farm, as described by survey prepared by Donald R. Carver, Land Surveyor, dated January 2, 1980, to-wit:

Beginning at an iron pin on the north margin of Brick Church Pike, the S.W. corner of this tract. (Ref. said point N 74° 47' E. 288.64 ft. from T.W. Drake original S.W. corner). Thence leaving the road N. 2° 45' E. 1230.00 feet to a point; thence, S. 88° E. 30.0 feet to a point, thence N. 2° E. 335.0 feet to a point; thence S. 88° E. 110.0 feet to a point, thence S. 1° 46' W. 1514.59 feet to an iron pin on the north margin of Brick Church Pike; thence, with the north margin of the road, S. 74° 47' W. 170.00 feet to the beginning, containing 5.05 acres, more or less.

INCLUDED in the above description but EXPRESSLY EXCLUDED THEREFROM is a certain tract of land conveyed to Horace J. Drake and Rebecca F. Drake, Trustees in Book 11627, page 877, in the Register's Office for Davidson County, Tennessee and further described as follows:

LAND lying in the 10th Civil District of Davidson County, Tennessee, and being more particularly described according to a survey by R.L. Montoya, Registered Land Surveyor, No. 697, dated November 30, 1998, as follows:

BEGINNING at an iron rod at the southwest corner of this tract in the northerly margin of Brick Church Pike, this also being the southwest corner of the Horace Drake property, of record in Deed Book 8512, page 653, Register's Office, Davidson County, Tennessee; thence leaving said margin North 6 degrees 6 minutes 5 seconds East, 1535.76 feet to an iron rod (new), thence; South 83 degrees 26 minutes 13 seconds East, 70.06 feet to an iron rod (old), thence; South 6 degrees 6 minutes 13 seconds West, 1519.59 feet to an iron rod (old) in the northerly margin of Brick Church Pike; thence with said margin South 79 degrees 16 minutes 19 seconds West, 73.13 feet to the point of beginning, containing 2.451 acres more or less.

Being a portion of the same property conveyed to Edwin Lee Nix and wife, Ira M. Nix, by Warranty Deed from W. Doyle Tidwell, Jr. and wife, Elizabeth A. Tidwell, dated 2/4/1993, recorded 2/11/1993, of record in Book 8863, page 822, in the Register's Office for Davidson County, Tennessee.

TRACT II, PARCEL II:
LAND lying in the 10th Civil District of Davidson County, Tennessee and being more particularly described according to a survey by R.L. Montoya, Registered Land Surveyor, No. 697, dated November 30, 1998 as follows:

BEGINNING at an iron rod (old) in the northerly margin of Brick Church Pike, the most southwest corner of this tract and being the southeast corner of the original Edwin Nix property, of record in Deed Book 6442, page 261, Register's Office; Davidson County, Tennessee; thence leaving said margin and with the line of the original aforementioned line of Nix, North 6 degrees 20 minutes 35 seconds East 1650.15 feet to an iron rod (old), thence; South 83 degrees 29 minutes 35 seconds East, 133.59 feet to an iron rod (new), thence; South 6 degrees 6 minutes 5 seconds West 55.71 feet to an iron rod (new), thence; North 83 degrees 26 minutes 13 seconds West, 39.94 feet to a point, thence; South 6 degrees 20 minutes 35 seconds West, 335.00 feet to a point, thence; North 83 degrees 39 minutes 25 seconds West, 30.00 feet to a point, thence; South 7 degrees 5 minutes 35 seconds West, 1245.00 feet to an iron rod (old) in the northerly margin of Brick Church Pike, thence with said margin; South 79 degrees 14 minutes 53 seconds West, 49.99 feet to the point of beginning, containing 2.524 acres, more or less.

Being the same property conveyed to Edwin L. Nix and wife, Ira M. Nix, by Warranty Deed from Horace J. Drake and Rebecca F. Drake, Trustees of the Horace J. Drake and Rebecca F. Drake Caring Trust U.T.A. 9-3-91, dated 8/18/1999, recorded 8/20/1999, of record in Book 11627, page 874, in the Register's Office for Davidson County, Tennessee.