BILL GARRETT, Davidson County
Trans:T20120018774 DEEDWARR
Recvd: 03/14/12 15:53 4 pgs
Fees:22.00 Taxes:0.00
20120314-0022092

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$163,000.00 STATE OF TENNESSEE TAX EXEMPT.**

X Peggy Ulrich
AFFIANT

Subscribed to and sworn before me this 27th day of FEBRUARY, 2012.

NOTARY PUBLIC MY COMMISSION EXPIRES:

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. (NOTARY SEAL)
My Commission Expires JAN 7, 2013

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
2309 Crestmoor Road, Suite 300, Nashville, TN. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
STATE OF TENNESSEE 22nd Floor Tennessee Tower 312 8th Avenue North Nashville, Tennessee 37243-0299	TAX EXEMPT	Map Parcel 07312000100

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF $163,000.00 CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PEGGY ULRICH, UNMARRIED,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **STATE OF TENNESSEE,** 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:

TRANSACTION NUMBER 11-08-005

LEGAL DESCRIPTION HAS BEEN ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS EXHIBIT "A".

A COPY OF A SURVEY OF THE PROPERTY HAS BEEN ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS EXHIBIT "B".

Conveyance is subject to:

1. Taxes for the year 2012, a lien, not yet due and payable.
2. Subject to all matters shown on Plat of record in Plat Book 2854, Page 64, Register's Office for Davidson County, Tennessee.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as 2410 WILFORD DRIVE: NASHVILLE, TENNESSEE

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their 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.

LTSR Number:

GTE File: 2010

WITNESS, this 27th day of February, 2012

X Peggy Ulrich

Peggy Ulrich

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 27th day of February, 2012, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Peggy Ulrich** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 27th day of February, 2012.

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 7, 2013

Notary Public

Commission Expires: _____

LTSR Number:

GTE File: 2011

EXHIBIT "A"

TRANSACTION NUMBER 11-08-005

Being land in the 15th Council District of Davidson County, Nashville, Tennessee, and being the land conveyed to Peggy Ulrich, as of record in Deed Book 4348, Page 466, R.O.D.C., and being Lot 272 on the Plat entitled Sunset View as of record in Plat Book 2854, Page 64, R.O.D.C. Being generally located north of Wilford Drive and west of McGavock Pike and being more particularly described as follows:

Beginning, at a concrete monument (N:681206.64, E:1767827.04) on the northerly right-of way line of Wilford Drive, at the southeasterly corner of Metro Gov't Pennington Bend as of record in DB-00002645 0000053, R.O.D.C.

Thence, leaving said northerly right-of way line of Wilford Drive with the lines of said Metro Gov't Pennington Bend the following calls:

North 04 degrees 14 minutes 13 seconds East, a distance of 154.93 feet to a concrete monument;
North 70 degrees 47 minutes 07 seconds East, a distance of 167.54 feet to a concrete monument at the southwesterly corner of Kemith & Jenny Nichols as of record in DB-00010119 0000528, R.O.D.C.;

Thence, with the southerly line of said Kemith & Jenny Nichols, North 73 degrees 46 minutes 33 seconds East, a distance of 29.62 feet to an existing 5/8" iron pin at the northwesterly corner of Sandra G. Johnson as of record in CR-20090109 0002513, R.O.D.C.;

Thence, with the westerly line of said Sandra G. Johnson, South 07 degrees 15 minutes 19 seconds West, a distance of 239.28 feet to a P.K. nail found on the northerly right-of way line of Wilford Drive;

Thence, with said northerly right-of way line of Wilford Drive the following calls:

North 82 degrees 46 minutes 53 seconds West, a distance of 123.73 feet to a concrete monument;

with a curve turning to the left with an arc length of 45.31 feet, with a delta angle of 4°41'19", having a radius of 553.66 feet, with a chord bearing of North 85 degrees 03 minutes 58 seconds West, with a chord length of 45.29 feet to a concrete monument; which is the point of beginning.

The above described land contains an area of34,278 square feet or 0.79 of an acre more or less. Surveyor : Kirk S. Cuclos, R.L.S Duclos Survey & Design, Inc. dated 10/13/11

Being Part the same property conveyed to Peggy Ulrich by Deed of record in Instrument Number 20060713-0084537, Register's for Davidson County, Tennessee.

EXHIBIT "B"

TRANSACTION NUMBER 11-08-005

