# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF September, 2001

Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

G-7158-E

**THIS INSTRUMENT WAS PREPARED BY**

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Bradley Williams (NAME) | Capital Bank & Trust Company (NAME) | 82-16-282 |
| 919/921 Boscobel Street (ADDRESS) | 1820 West End Avenue (ADDRESS) | 18W 5765 |
| Nashville, TN 37206 (CITY) (STATE) (ZIP) | Nashville, TN 37203 (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, Maas Investment Co., LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bradley Williams and Brian Courtney, both unmarried , as joint tenants with right of survivorship,

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:

Land in Davidson County, Tennessee and more particularly described as follows:

BEING Lots 115 and 116 on the Map of Borrow's Addition to Edgefield, now East Nashville, of record in Book 1, Page 13, of the Chancery Court of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Maas Investment Co., LLC by deed from Parker Rentals, L.P. of record in Book 10313, Page 342, Register's Office for Davidson County, Tennessee.

Maas Investment Co. and Maas Investment Co., LLC are one and the same.

Davidson County DEEDWARR
Recvd: 10/08/01 14:23 2pgs
Fees:13.00 Taxes:925.00
20011008-0109375

unimproved ( )
This is improved ( X ) property, known as 919/921 Boscobel Street, Nashville, TN 37206
(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 hand this 28th day of September, 2001

Maas Investment Co., LLC

Robert A. Maas, partner

Robert A. Maas, Individual

Diana F. Maas, Individual

DCTN01WC Diana F. Maas, partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared ROBERT A. MAAS AND DIANA F.MAAS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence),and who, upon oath, acknowledged themselves to be Partners of MAAS INVESTMENT CO., LCC, the within named bargainor, a limited partnership, and that they as such partners, jointly and individually, executed the foregoing instrument for the purpose therein contained by signing the name of the partnership by themselves as partners, and signing their names individually.

Leslie J. Whitaker
NOTARY PUBLIC

My commission expires: 6-25-03

