[Space Above This Line for Recording Data]

# WARRANTY DEED

**This Indenture** made this **4th** day of **September, 2002** between **Walter Mason, Sr., an unmarried man,** , GRANTOR, and **Excel Real Estate & Development** , as GRANTEEs

WITNESSETH, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit:

**Land in Davidson County, Tennessee, being Lot No. 213, Bordeaux Hills, Section 3 of record in Plat Book 3600, page 34, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.**

**Being the same property conveyed to Walter Mason, Sr. and wife, Zola Mae Mason, Zola Mae Mason having since died, by Warranty Deed from James E. Rucker and wife Patricia F. Rucker**
**of record in Book 6079, page 971, Register's Office for Davidson County, Tennessee.**

**Subject to the assumption of the Deed of Trust between Fairway Financial Services, Inc. to Walter Mason, Sr and wife, Zola Mae Mason, deceased, dated March 20, 1996, of record in Book 9991, page 564, and assigned in Instrument No 20010420-0039171, Register's Office for Davidson County, Tennessee.**

**Subject to the Deed of Trust between United Companies Lending Corp and Walter Mason, Sr. and wife, Zola Mae Mason, deceased, dated November 3, 1992, of record in Book 8774, page 641, Register's Office for Davidson County, Tennessee.**

**Subject to all matters of record in Plat Book 3600, page 34, Register's Office for Davidson County, Tennessee.**

**Subject to Restrictions of record in Book 8774, page 641, Book 3676, page 294, Register's Office for Davidson County, Tennessee.**

**Subject to any easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.**

**Improved property known as 3217 Lagrange Drive, Nashville, Tennessee 37218.**

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 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF,** Grantor s hereunto set grantor's hand(s) and seal this **4th** day of **September, 2002.**

Walter Mason Sr

**Walter Mason, Sr.**

Davidson County DEEDWARR
Recvd: 09/13/02 14:19 2pgs
Fees:13.00 Taxes:166.50

20020913-0111853

County of Davidson

State of Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Walter Mason, Sr., the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained. Witness my hand and official seal this 4th day of September, 2002.

NOTARY PUBLIC

SUSAN MAGNUSON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES: 10-20-2003 RUTHERFORD COUNTY, TN

MY COMMISSION EXPIRES:

**********

County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $45000

Richard W Mason
Affiant

Subscribed and sworn before me this 4th day of September, 2002.

NOTARY PUBLIC

SUSAN MAGNUSON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES: 10-20-2003 RUTHERFORD COUNTY, TN

MY COMMISSION EXPIRES:

**********

**Prepared by:**
Equity Search, Inc.
2323 21st Avenue S., Fifth Floor
Nashville, TN 37212

**Address of New Owner**
Excel Real Estate & Development
2107 Buena Vista Pike
Nashville, Tennessee 37218

**Send Tax Bills to:**
Excel Real Estate Development
2107 Buena Vista Pike
Nashville, TN 37218

**Map & Parcel Number:**

Map Group 08-0 Parcel 156