RECORD & RETURN TO:
FILE BOX 36

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/27/02 15:11 2pgs
Fees:13.00 Taxes:969.40

20021127-0147438

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $262,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th DAY OF November 2002.

NOTARY PUBLIC

NOTARY PUBLIC
At Large
David B. Herbert
My Commission Expires
January 29, 2005
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
David B. Herbert, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #18787SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Cameron W. Sorenson Carolyn W. Sorenson 106 South Bellvue Drive Nashville, TN 37205	OWNER	116-14-18

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Estate of Ethel H. Brandau by Seawell J. Brandau as Executor pursuant to The Last Will and Testament of Ethel Hawkinson Brandau, of record as Instrument No. 3751/693194 in the case styled as Docket No. OZP-651 in the Seventh Circuit Court, Probate Division for Davidson County, Tennessee, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Cameron W. Sorenson and wife, Carolyn W. Sorenson, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Tract 1:
Land in Davidson County, Tennessee, being the easterly 100 feet of Lot No. 4 on the Map showing Subdivision of Lots Nos. 4, 5 and 25 in Bransford Realty Company and Johnson Bransford's Subdivison of Part of a 40 acre tract, part of Lot No. 28 and all of Lot No. 27 in Deer Park Subdivision, as of record in Book 421, page 134, Register's Office for Davidson County, Tennessee.

Said Part of Lot No. 4 fronts 100 feet on the northerly side of Bellevue Drive South, and runs back 146.5 feet on the easterly line and 136.5 feet, more or less on the westerly line to the southerly line of Lot No. 3, measuring 100 feet therein.

Being the same property conveyed to Seawell Brandau and wife, Ethel H. Brandau, by deed from John H. Overton and wife, Rebecca Overton, of record in Book 1284, page 543, Register's Office for Davidson County, Tennessee.

Tract 2:
Land in Davidson County, City of Belle Meade, Tennessee, and being the easterly 100 feet of Lot No. 3 on the Map showing Subdivision of Lots 4, 5 and 25 in the Bransford Realty Company's Subdivision of a part of a 40 acre tract, all of Lot 27 and part of Lot 28 in Deer Park Subdivision, in Belle Meade of record in Book 321, page 134, Register's Office for Davidson County, Tennessee.

Beginning at an iron pin on a line, south 61 degrees 30 minutes east 249.0 feet from the easterly margin of Bellevue Drive; thence south 61 degrees 30 minutes east a distance of 100 feet to an iron

stake; thence south 33 degrees west a distance of 100 feet to a 4 inch cedar post; thence north 61 degrees 30 minutes west a distance of 100 feet to an iron stake; thence north 33 degrees east a distance of 99.5 feet to the point of beginning.

Being the same property conveyed to Seawell Brandau and wife, Ethel H. Brandau by deed from Jane E. Entrekin of record in Book 4012, page 337, Register's Office for Davidson County, Tennessee. The said Seawell Brandau having predeceased Ethel H. Brandau. The said Ethel H. Brandau having since died. The Last Will and Testament of Ethel Hawkinson Brandau, of record as Instrument No. 3751, page 693194, in the case styled as Docket No. 02P-651 in the Seventh Circuit Court, Probate Division for Davidson County, appoints her son, Seawell J. Brandau, as Executor, with full power to sell, lease, encumber and otherwide convey all or any portions of said real property without the joinder of any beneficiary of said estate. The said Ethel H. Brandau and Ethel Hawkinson Brandau being one and the same person.

The conveyance of the above-described parcel of land is subject to the following:

1. 2002 Davidson County taxes which have been paid by the seller and prorated by the parties; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and

This property is also known as improved property located at 106 South Bellvue Drive, Nashville, TN 37205.

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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 hands this 26th day of November, 2002.

Estate of Ethel H. Brandau

BY: Seawell Brandau Executor
SEAWELL J. BRANDAU, Executor

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared SEAWELL J. BRANDAU, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Executor of the Estate of Ethel H. Brandau and that he as such Executor executed the foregoing instrument for the purposes therein contained, by signing his name as Executor of the Estate of Ethel H. Brandau by himself as said Executor. Witness my hand and official seal, at office in Nashville, Tennessee, this 26th day of November, 2002.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE David B. Herbert My Commission Expires January 29, 2005 STATE OF TENNESSEE