This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6040420

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 09/01/04 15:22 2pgs
Fees:13.00 Taxes:703.00
20040901-0106037

Send Tax Bills To:
New Owner

New Owner is:
5204 Trousdale Drive
Nashville,TN 37220

MAP: 146-16
PARCEL: 184.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Ricky Christopher Masterson** * unmarried, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Andrew Davis and wife, Elizabeth Carolyn Davis**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Being Lot No. 925 and the northerly part of Lot No. 927 on the Plan of Brentwood Hall, Section 9, as of record in Book 2331, Page 92, Register's Office for davidson County, Tennessee, described as follows:

Beginning on the easterly margin of Trousdale Drive at the corner of Lots No. 912 and 925; thence with the line between said two lots eastwardly 134.4 feet to the corner of Lot Nos. 914 and 925; southeastwardly 143.6 feet to the corner of Lots Nos. 914, 916, and 925; thence with the line between said Lots Nos. 916 and 925, southeastwardly 41.5 feet to the corner of Lots Nos. 916, 925, and 923; thence with the line between Lots Nos. 925, 927, and 963, southeastwardly 39.1 feet to an iron pin which is 14.1 feet southwest corner of the corner of said Lots Nos. 925 and 927; thence westwardly 267.7 feet to the easterly margin of said Trousdale Drive, being the corner of Lots Nos. 925 and 927; thence with the easterly margin of said Drive, northwardly 104.8 feet to the beginning.

Being the same property conveyed to Ricky Christopher Masterson, unmarried by Deed from Winford A. Petrone and wife, Carolyn J. Petrone dated February 17, 1993, recorded February 25, 1993, in Book 8873, page 300, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 27th day of August, 2004.

GRANTOR:

Ricky Christopher Masterson

Ricky Christopher Masterson

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Ricky Christopher Masterson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 27th day of August, 2004.

NOTARY PUBLIC AT LARGE

Notary Public

My Commission Expires: 11/25/06

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $190,000.00.

Affiant

SWORN TO and subscribed before me this 27 day of August, 2004.

NOTARY PUBLIC

My commission expires:

7-29-06

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.