Davidson County DEEDWARR
Recvd: 08/17/06 13:08 2 pgs
Fees:13.00 Taxes:314.13

20060817-0101665

Prepared by: & Return to:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $84,900.00

Eric P. Mason
Affiant

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

Subscribed and sworn to before me, this 11th day of August, 2006.

Notary Public
My commission expires: 1/23/10

02-0608-45019

Address of New Owner:	Send Tax Bills to:	Tax Information
Eric P. Mason 523 Harding Place, A5 Nashville TN 37211	Eric P. Mason 107 St. Andrews Dr. Franklin, TN 37069	147-02-0-A-005.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Daphne C. Rooker, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to EQUITY TRUST COMPANY CUSTODIAN FBO ERIC P. MASON IRA, hereinafter called the Grantees, their successors 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, being Unit No. 5, Building A, on the Plan of The Coach House, of record in Book 4675, Page 107, together with the Master Deed of The Coach House Condominiums, of record in Book 4809, Page 829; Book 4813, Page 964; and Book 5100, Page 894, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Daphne C. Rooker by deed from Home Federal Savings and Loan Association of Nashville, dated 5-3-77, recorded 5-24-77, of record in Book 5150, Page 794, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 523 Harding Place, A5, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 11th day of August, 2006.

Daphne C. Rooker

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Daphne C. Rooker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 11th day of August, 2006.

My Commission expires

1/23/10

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.