Davidson County DEEDWARR
Recvd: 10/06/06 09:01 2 pgs
Fees:13.00 Taxes:1131.83
20061006-0124267

THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
2525 West End Avenue, Suite 350
Nashville, TN 37203

Our File Number: 25675N

MAP/GROUP/PARCEL: 155-3-D/28CO

NEW OWNER'S NAME AND ADDRESS:
W RANDOLPH MEANS & JANE S MEANS
7040 ALLENS LANE
NASHVILLE, TN 37221

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, JOHN W BREWSTER, JR. and wife, JILL E BREWSTER, hereinafter called Grantors, do hereby transfer and convey unto, W RANDOLPH MEANS and JANE S MEANS, husband and wife, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in Davidson County, Tennessee, being Lot No. 28, on the Plan of First Revision, Section 2, Allens Green as shown on plat of record in Plat Book 9700, page 109, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

The subject property is improved property known as 7040 ALLENS LANE, NASHVILLE, TN 37221.

BEING the same property conveyed to Grantor herein by deed of record in Book 10486, Page 606, Register's Office for DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

JOHN W BREWSTER, JR.

JILL E BREWSTER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned authority, JOHN W BREWSTER, JR. and JILL E BREWSTER, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Nashville, Tennessee on this the 3rd day of October, 2006.

Rachel Neal
NOTARY PUBLIC
MY COMMISSION EXPIRES:

RACHEL NEAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 25, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $305,900.00.

W Randolph Mears
AFFIANT

Sworn to and subscribed before me, this the 3rd day of October, 2006.

Rachel Neal
NOTARY PUBLIC
MY COMMISSION EXPIRES:

RACHEL NEAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.