WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 108,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th day of April, 2007

Notary Public:

MY COMMISSION EXPIRES: 1/24/09
(AFFIX SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Marjorie Mason	NEW OWNER	Map 161
1091 Tulloss Road		Group 4
Franklin, TN 37067		Parcel 121

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Judieth E. Graves and Ronald E. Brewer, Heirs of the Estate of Katherine W. Brewer

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Marjorie Mason

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 33, on the Plan of Fairlane Park, of record in Plat Book 2331, Page 108, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Leslie E. Brewer and wife, Katherine W. Brewer, by deed from Fairlane Homes Company, of record in Book 2596, Page 241, said Register's Office. The said Leslie E. Brewer having predeceased Katherine W. Brewer. The said Katherine W. Brewer died leaving as Sole Heirs the Grantors herein. See Will of record in File No. 07P-472 in Probate Court for Davidson County, Tennessee, and in Instrument 20070327-0036524, said Register's Office. See also Muniment of Title of record in Instrument 20070327-0036523, said Register's Office.

This conveyance is subject to Restrictions of record in Book 2498, Page 571; Book 2548, Page 355, said Register's Office.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2331, Page 108, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 373 Strasser Drive, 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 and assigns forever; and we do covenant with the 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 representatives, 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 10th day of April, 2007.

Davidson County DEEDWARR
Recvd: 04/11/07 09:45 2 pgs
Fees:13.00 Taxes:401.45
20070411-0043105

ESTATE OF KATHERINE W. BREWER

By: Judieth E. Graves, Heir

By: Ronald E. Brewer, Heir

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Judieth E. Graves and Ronald E. Brewer, Heirs of the Estate of Katherine W. Brewer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they are Heirs of the Estate of Katherine W. Brewer and as such Heirs, they are authorized to execute this instrument on behalf of the Estate.

Witness my hand, at office, this 10th day of April, 2007.

My Commission Expires: 1/24/09

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TN