THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
103 Continental Place Ste 305
Brentwood, TN 37027

Our File Number: 27839S

Davidson County DEEDWARR
Recvd: 05/21/07 09:04 2 pgs
Fees:13.00 Taxes:1320.90
20070521-0059936

MAP/GROUP/PARCEL: 103-04-0-180.00

NEW OWNER'S NAME AND ADDRESS:
CASON GROVER
4408 Nebraska Avenue
Nashville, TN 37209

SEND TAX BILLS TO:
OWNER

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, **JEFF CAYCE and CASEY W. CAYCE, husband and wife**, hereinafter called Grantors, does hereby transfer and convey unto, **CASON GROVER, AN UNMARRIED MAN**, his heirs and assigns, hereinafter called Grantee, property described as follows:

Land in Davidson County, Tennessee, being Lot No. 11, Block 13 on the Map of a part of Sylvan Park, as shown on plat of record in Plat Book 332, page 104, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 11 fronts 50.0 feet on the northerly margin of Nebraska Avenue, and extends back between parallel lines 160.0 feet to an alley.

Being the same property conveyed to Jeff Cayce in Instrument No. 20031104-0161948 recorded November 4, 2003, Register's Office for Davidson County, Tennessee.

The subject property is improved property known as 4408 NEBRASKA AVENUE, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantors covenants with Grantee 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 covenants and binds themselves, their heirs, successors, and

representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

BY CASEY W. CAYCE AS HIS ATTORNEY IN FACT
JEFF CAYCE, by CASEY W. CAYCE AS HIS ATTORNEY IN FACT. *

CASEY W. CAYCE

*pursuant to Power of Attorney of record in Instrument No. 20070521-0059935, Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned authority, **CASEY W. CAYCE, as an individual and as Power of Attorney for Jeff Cayce,** with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Brentwood, Tennessee on this the 18th day of May, 2007.

Shelby V. Street
NOTARY PUBLIC
MY COMMISSION EXPIRES: 11-13-07

SHELBY V. STREET NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value whichever is greater for this transfer is $357,000.00.

AFFIANT

Sworn to and subscribed before me, this the 18th day of May, 2007.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

JEANNE BURTON GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Comm. Expires September 25, 2010