THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
213 Ward Circle
Brentwood, TN 37027
Telephone: 615-661-8099
File No. 07-1419

Davidson County DEEDWARR
Recvd: 12/26/07 10:44 2 pgs
Fees:13.00 Taxes:499.50
20071226-0147044

Property Address: 556 Brentview Hills Drive,
Nashville, TN 37220

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Thomas M. Brown and wife, Priscilla H. Brown**, hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto **Bob Davee, as Sole Owner** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee being Lot No. 11, Brentview Hills, Section 5, of record in Book 3842, Page 260, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantors by virtue of a installment deed from Brentview Development Company, a partnership composed of First and Mid-South Mortgage Company and N.C. Dunn, Jr., dated March 2, 1973, and recorded March 7, 1973, in the Register of Deeds for the City of Nashville, County of Davidson, in Book 4686, at Page 909.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2007 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [X] is not a part of the homestead of Grantors, or [ ] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantors do hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $135,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

P.H.B

WITNESS Grantors' hands this 16th day of November, 2007.

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

X Thomas M Brown, by Priscilla H. Brown, AIF {Seal}
Thomas M. Brown (by Priscilla H. Brown, Attorney in fact)

X Priscilla H. Brown {Seal}
Priscilla H. Brown

State of Tennessee
City of Nashville, County of Davidson

On this the 16th day of November, 2007, before me the undersigned officer, personally appeard Priscilla H. Brown, known to me (or satisfactorily proven) to be the party executing the foregoing instrument of behalf of Thomas M. Brown as per the Durable Power of Attorney recorded of record in Instrument No. 20070824-0101646 and that she acknowledged that she executed the same as her free act and deed on behalf of Thomas M. Brown.

SPENCER R. TALBOT NOTARY PUBLIC AT LARGE DAVIDSON

Notary Public

My Commission expires: 1-23-2011

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

On this the 16th day of November, 2007, before me the undersigned officer, personally appeared Priscilla H. Brown, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and she acknowledged that she, executed same as her free act and deed.

Notary Public

My Commission expires: 1-23-2007

Grantee's Name, Address, Phone:
Bob Davee
556 Brentview Hills Dr.
Nashville, TN 37220

Map and Parcel No. 160-03-0-134.00

SEND TAX STATEMENTS TO:
Bob Davee
556 Brentview Dr.
Nashville, TN 37220

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $135,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant: X C. Robert

Subscribed and sworn to before me this 16 day of November, 2007

Notary Public
My Commission expires: 1-23-2011