This Instrument Prepared By AND Return to:
Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, TN 37027
File No. 6080037

Davidson County DEEDWARR
Recvd: 02/25/08 11:05 2 pgs
Fees:13.00 Taxes:797.35
20080225-0018031

Send Tax Bills To:
Community First Bank & Trust
9045 Carothers Pkwy
Franklin, TN. 37067

New Owner is:
Christopher M. Mason
315 Gaywood Drive
Nashville, TN 37211

MAP & PARCEL: 147-01-0-202.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **R. Linwood Perry and wife,, Jacqueline w. Perry** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Christopher M. Mason and wife, Bethany L. Mason**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Lot No. 304 on the Plan of Section Two, Caldwell Hall, of record in Plat Book 2900, page 96, Register's Office for Davidson County, Tennesee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to R. Linwood Perry, married by Quitclaim Deed from Candace E. Harrison, unmarried, dated 5-11-04 and recorded 5-18-04 in Instrument Number 20040518-0057840, Register's Office for Davidson County, Tennessee.

Previously conveyed to R. Linwood Perry, married and Candace E. Harrison, unmarried by Warranty Deed from Lynne Marie Mullins, unmarried, dated 3-12-04 and recorded 3-16-04 in Instrument Number 20040316-0029923, said Register's Office.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Improved property known as: **315 Gaywood Drive, Nashville, TN 37211**

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 15th day of February, 2008.

GRANTOR(S):

R. LINWOOD PERRY

JACQUELINE W. PERRY

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **R. LINWOOD PERRY AND WIFE, JACQUELINE W. PERRY**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 15th day of February, 2008.

PEGGY S. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires July 25, 2009

NOTARY PUBLIC
My Commission Expires: 07-25-09

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is **$215,500.00**.

AFFIANT

SWORN TO and subscribed before me this the 15th day of February, 2008.

PEGGY S. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires July 25, 2009

NOTARY PUBLIC
My commission expires: 07-25-09