THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203 Davidson County DEEDWARR Recvd: 02/27/08 09:42 2 pgs Fees:13.00 Taxes:4070.00 20080227-0019103	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,100,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF FEBRUARY, 2008. Notary Public MY COMMISSION EXPIRES: 1-9-12 (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David V. Mastran	owner	MAP 116-11
407 Westview Avenue		PARCEL 52
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

FOR AND 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, **Bolin Kane Stumb, Ward Randolph Kane, Jr., John Martin Kane, Charles Anderson Kane and Karen Kane Forman**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David V. Mastran**

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:

Land in Davidson County, Tennessee, being Lot number 64 on the plan of the Royal Oaks Land Company's Subdivision of the Baker Tract, together with the 30 feet immediately in the rear of said Lot number 64, a plan of the said subdivision being of record in Book 421, pages 102 and 103, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point on the westerly margin of West View Avenue, the corner of Lots number 63 and 64, and running westerly with the line between said lots, a distance of 241.75 feet and continuing in the same direction 30 feet (in all 271.75 feet, more of less) to the center of Malone Street as closed; thence southerly, with the center of Malone Street as closed, a distance of 212.5 feet, more or less, to a point opposite the southwest corner of said Lot 64; thence easterly 30 feet, more or less, to the southwest corner of Lot 64 and continuing in the same direction with the line between Lots number 64 and 65, a distance of 323.5 feet to the westerly margin of West View Avenue and thence northwesterly with the westerly margin of said West View Avenue, a distance of 200 feet to the point of beginning.

Being the same property conveyed to Carrie W. Kane by deed dated July 20, 1932 and recorded in Book 910, page 13, Register's Office for Davidson County,Tennessee. The said Carrie W. Kane died a widow and intestate on July 28, 1964. Her sole heir-at-law was her son, Ward Randolph Kane (Probate Court for Davidson County Tennessee, Docket number 46728). The said Ward Randolph Kane died intestate on September 25, 1965. (Probate Court for Davidson County, Tennessee, Docket number 48444.) His heirs-at-law were his wife, Betty Anderson Kane and their five children, Bolin Kane Stumb, Ward Randolph Kane, Jr., John Martin Kane, Charles Anderson Kane and Karen Kane Forman. Betty Anderson Kane later remarried and became known as Betty Anderson Lea. A one-third interest was conveyed to Betty Anderson Lea by Quitclaim Deed of record as instrument number 20010606-0059378, said Register's Office. Betty Anderson Lea died a widow on November 28, 2003. Under her Last Will and Testament (Docket number 04P-174 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division - case closed by Order dated March 9, 2005) her interest in the described real property was devised unto her children, above named, the grantors herein.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) Restrictions of record in Book 910, page 13; (3) Easements of record in Book 5786, page 990 and Book 924, page 24; (4) All visible easements; (5) All matters appearing on the plan of record in Book 421, pages 102 & 103; (6) All applicable governmental and zoning regulations.

This is **(X)** IMPROVED property known as **407 Westview Avenue, Nashville, TN 37205.**

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 the 25th day of February, 2008.

Bolin Kane Stumb

Ward Randolph Kane, Jr.

John Martin Kane by Bolin Kane Stumb, Attorney-in-Fact

Charles Anderson Kane by Bolin Kane Stumb, Attorney-in-Fact

Karen Kane Forman by Bolin Kane Stumb, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bolin Kane Stumb and Ward Randolph Kane, Jr., the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 25th day of February, 2008.

My Commission expires 1-9-12

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bolin Kane Stumb, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Charles Anderson Kane, John Martin Kane and Karen Kane Forman , as their Attorney in Fact, as the free act and deed of the within named Charles Anderson Kane, John Martin Kane and Karen Kane Forman.

Witness my hand and official seal this the 25th day of February, 2008.

My Commission expires 1-9-12

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public