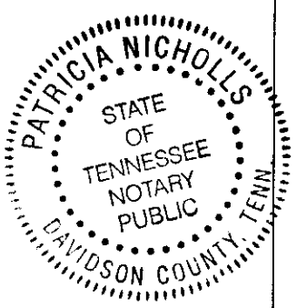
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of April, 2008

Notary Public:

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

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:
George Degerberg	New Owner	Parcel ID:
500 Houston Street		10507029000
Nashville, TN 37203		

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

William M. Brooks, Jr. , Executor and Devisee of the Estate of Virginia Brooks Perry,

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
George Degerberg, married
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. 12 of Moores Subdivision, as of record in Book 173, page 91, Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronts 100 feet on the North Side of Moore Avenue and runs back between parallel lines 148.25 feet to a dead line.

Being the same property conveyed to Virginia Blake Moore Brooks by Quitclaim Deed from George N. Degerberg, of record in Instrument 20040217-0017929, said Register's Office. The said Virginia Blake Moore Brooks (a/k/a Virginia Brooks Perry) is now deceased. The said Virginia Blake Moore Brooks died and devised the property by Will to William M. Brooks, Jr. See Will of record in File No. 07P-855, Probate Court of Davidson County, Tennessee. The Grantor herein also executes this instrument as Executor of the Estate of Virginia Blake Moore Brooks pursuant to the authority granted by the Will of the Decedent.

This conveyance is subject to: (1) 2008 county taxes, which have been prorated and assumed by the Grantees, and (2) all a matters appearing on the plan of record in Book 173, page 91, 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 542 Moore Avenue, Nashville, TN 37203

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 my hand this 1st day of April, 2008.

William M. Brooks, Jr.,
Exector of the Estate of Virginia Brooks Perry

William M. Brooks, Jr.

Davidson County DEEDWARR
Recvd: 04/02/08 11:59 2 pg
Fees:13.00 Taxes:351.50

20080402-0033058

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 William M. Brooks, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Executor of the Estate of Virginia Brooks Perry, and as such Executor he is authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal this 1st day of April, 2008.

My Commission Expires: 1/24/09

Notary Public

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

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 William M. Brooks, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of April, 2008.

My Commission Expires: 1/24/09

Notary Public

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