THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***390,000.00.

William C. Brewer III
Affiant

Subscribed and sworn to before me this 12th day of March, 2009.

Notary Public

My Commission Expires: 9/30/09

BILL GARRETT, Davidson County
T20090017594 DEEDWARR
Recvd: 03/17/09 08:11 2 pgs
Fees:13.00 Taxes:1443.00
20090317-0023658

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
William C. Brewer, III P.O. Box 128408 Nashville, Tennessee 37212	William C. Brewer, III P.O. Box 128408 Nashville, Tennessee 37212	MAP 104-10-0 PARCEL 138.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Ninety Thousand and 00/100 Dollars ($***390,000.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Ross Lamar Reilly, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto William C. Brewer, III, unmarried, (hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the westerly part of Lot No. 110 and the easterly part of Lot No. 111, on the unrecorded Plan of R. W. Grizzard's Subdivision of part of the Bosley Tract, and being more particularly described as follows:

BEGINNING at a point in the northerly margin of Fairfax Avenue, formerly Jones Avenue, said point being 20 feet eastwardly from the corner of Lot Nos. 111 and 112 on said unrecorded Plan, and being also 123 feet and 9 inches eastwardly from the Northeast corner of the intersection of Fairfax Avenue and Marlborough Avenue, the same being also the Southeast corner of the property conveyed to Alex N. Dragnich and wife, Adele Dragnich, by deed from Edward T. Ramsdell and wife, Lucy Kingsley Ramsdell, of record in Book 2148, page 195, Register's Office for said County; thence with the northerly margin of Fairfax Avenue, eastwardly 100 feet to a point in said margin of said Avenue, which is 20 feet eastwardly from the common front corner of Lot Nos. 110 and 111 on said unrecorded Plan, said point being also the Southwest corner of the property conveyed to McCullough Partee and wife, Mary Elizabeth Partee, by deed from Ernest W. Goodpasture and wife, Katherine G. Goodpasture, of record in Book 2439, page 61, Register's Office for said County; thence northwardly 200 feet, more or less, to a point in the southerly margin of an alley, which said point is 34 feet eastwardly from the common rear corner of said Lot Nos. 110 and 111 on said unrecorded Plan, and being also the Northwest corner of the property conveyed to McCullough Partee and wife, as aforesaid; thence with the southerly margin of said alley, westwardly 65 feet to a point which is 15 feet eastwardly from the common rear corner of said Lot Nos. 111 and 112 on said unrecorded Plan, and being also the Northeast corner of the property conveyed to Alex N. Dragnich and wife, as aforesaid; thence southwardly, along said Dragnich's

easterly line, 200 feet, more or less, to a point in the northerly margin of Fairfax Avenue, formerly Jones Avenue, the same being the point of BEGINNING.

Being the same property conveyed to Ross Lamar Reilly by Warranty Deed dated April 19, 2006 from Oscar Don Bailey and wife, Annette O. Bailey, of record as Instrument No. 20060426-0047530 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 402 Fairfax Avenue, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantee herein.

2. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

3. Matters, if any, appearing on the unrecorded Plan of R. W. Grizzard's Subdivision of part of the Bosley Tract.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF I have hereunto set my hand on this the 12 day of March, 2009.

Ross Lamar Reilly

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 Ross Lamar Reilly, the bargainor, 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 12 day of March, 2009.

Notary Public

My Commission Expires: 9/30/09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY