# WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $165,000.00

Affiant

Subscribed and Sworn to before me, this 21st day of April, 2009.

Notary Public

My commission expires: 3-4-13

BILL GARRETT, Davidson County
Trans:T20090027109 DEEDWARR
Recvd: 04/24/09 12:21 2 pgs
Fees:13.00 Taxes:610.50
20090424-0037268

PHYLLIS KEENAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Samuel F. Anderson, Attorney at Law, 392 Harding Place Suite 230, Nashville, Tennessee 37211

| ADDRESS NEW OWNER | SEND TAX BILLS TO: | MAP & PARCEL: |
|---|---|---|
| Ronald G. Brown<br>1827 Welcome LP<br>Nashville TN 37216 | SAME | 07309010000 |

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Douglas Lancaster, unmarried,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Ronald G. Brown, unmarried,** hereinafter called the Grantee(s), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 116 on the Plan of Section II, Burchwood Gardens of record in Book 2900, page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description. Said legal description is incorporated herein by reference the same as if copied fully herein verbatim.

Being the same property conveyed to James D. Lancaster and wife, Reba F. Lancaster by deed from Earl O. Pate, Jr. and wife, Mary Elizabeth Pate of record in Book 3104, page 505, Register's Office for Davidson County, Tennessee. The said James D. Lancaster died in March 2008 and the property vested in Reba F. Lancaster by estate by the entireties and Reba F. Lancaster having since died October 8, 2008 and her sole heir at law being Douglas Lancaster as evidenced by an Affidavit of Heirship recorded simultaneous herewith. 20090424-0037267

Taxes for the year 2009 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 2900, Page 66, said Register's Office.

This is ( x ) improved ( ) unimproved property known as 1827 Welcome Lane, Nashville, TN 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), 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.

Witness our hands this 21st day of April, 2009.

Douglas Lancaster by Joyce Frye Attorney in Fact

**Douglas Lancaster**
By Joyce Frye by Power of Attorney of record in Instrument No.
Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

On April 21, 2009, before me personally appeared Joyce Frye to me known to be the person who executed the foregoing instrument in behalf of Douglas Lancaster and acknowledged that she executed same as the free act and deed of said Douglas Lancaster for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 21st day of April, 2009.

Phyllis Keenan
Notary Public

My Commission Expires: 3-4-13

PHYLLIS KEENAN
NOTARY PUBLIC
DAVIDSON COUNTY