RECORDING INFORMATION
BILL GARRETT, Davidson County Trans:T20090050217 DEEDWARR Recvd: 07/24/09 14:42 2 pgs Fees:13.00 Taxes:471.75 20090724-0069780

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064
Telephone: (615) 790-8116

File No: 00009595

MAP - PARCEL NO: 146 16 0 064

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
Brentlawn 511 Partners, LLC	SAME	NONE
4521 Trousdale Dr.		
Nashville,TN 37204		

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 of which is hereby acknowledged, I, **JOHN LYNN SIMS, EXECUTOR OF THE ESTATE OF MARION RAY SAUNDERS**, have bargained and sold and by these presents do transfer and convey unto **BRENTLAWN 511 PARTNERS, LLC**, a Tennessee limited liability company, its successors, representatives and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot(s) 62, as shown on the map entitled Brentwood Hall Subdivision Section III, of record as Plat Book 2133, page 14, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said lot fronts on the southerly margin of Brentlawn Drive and extends thence back along lines 175 feet on the westerly margin and 184.7 feet on the easterly margin of said lot to a dead line of 60 feet on the rear of said lot.

Being the same property conveyed to Marion Ray Saunders by deed from Gloria S. Saunders of record in Book 6413, page 474, Register's Office for Davidson County, Tennessee. Marion Ray Saunders conveyed a Life Estate Interest to Erlene Buck, of record in Book 6771, page 797, Register's Office of Davidson County, Tennessee. Erlene Buck conveyed her Life Estate Interest to Marion Ray Saunders by Deed of record in Book 8068, page 571, said Register's Office. The said Marion Ray Saunders is now deceased.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, its successors, representatives and assigns forever.

AND I DO COVENANT with the said Grantee, its successors, representatives and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2009 Davidson County property taxes are a lien, but are not yet due and payable.
2. All matters as shown on the Plan of Brentwood Hall, Section III, of record in Plat Book 2133, page 14, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this the 21st day of July, 2009.

JOHN LYNN SIMS, EXECUTOR

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JOHN LYNN SIMS,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the **Executor of the Estate of Marion Ray Saunders**, the within bargainor, and that he as such **Executor**, being authorized so to do, executed the within instrument for the purposes therein contained, by signing the name of the Estate, as **Executor**, respectively.

WITNESS my hand and seal, at office, on this 21st day of July, 2009.

My Commission Expires:
2-26-2011

Notary Public

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of **$127,500.00**.

Affiant

SWORN TO and subscribed before me on this 21st day of July, 2009.

My Commission Expires:
2-26-2011

Notary Public

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY