Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans: T20090061514 DEEDWARR
Recvd: 09/08/09 13:45 2 pgs
Fees: 13.00 Taxes: 802.90
20090908-0084050

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $217,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of September, 2009.

Notary Public
My commission expires: 3/20/2010

DEBORAH H. BERRIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

03-0905-36009

Address of New Owner:	Send Tax Bills to:	Tax Information
Chase T. Gruber	Fifth Third Mortgage	083-09-0 463.00
107 Lindsley Park	5001 Kingsley Drive, MD 1MOB2S	
Nashville TN 37206	Cincinnati, OH 45227	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Rose W. Cason, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Chase T. Gruber and wife, Whitney S. Gruber**, hereinafter called the Grantees, their successors 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 No. 9, on the Plan of Lindsley Park Addition Subdivision, of record in Book 547, Page 76, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rose W. Cason by deed from Marvin C. Snow, dated June 30, 1997, recorded July 8, 1997, in Book 10521, Page 387, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2009, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Book 547, Page 76, said Register's Office.

This instrument is being executed on behalf of Rose W. Cason by Kristan Dawn Cason pursuant to a Power of Attorney executed by her on the 9th day of July, 2007, recorded in Instrument No. 20090810-0075064, Register's Office for Davidson County, Tennessee. The Affidavit of said Attorney in Fact is attached as "Exhibit A" to this instrument and incorporated herein by reference.

This property is improved property known as: 107 Lindsley Park, Nashville, TN 37206

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 ~~4th~~ 3rd day of September, 2009.

Rose W. Cason
Rose W. Cason

by: Kristin Dawn Cason, atty in fact
By: Kristin Dawn Cason, her 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 Kristin Dawn Cason, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Rose W. Cason and that she is authorized by Rose W. Cason to execute this instrument on her behalf.

Witness my hand and official seal at Nashville, TN, this 3rd day of September, 2009.

Notary Public at Large

My commission expires: 2/11/13

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN