ADDRESS NEW OWNER:
Property Acquisitions, Inc.

2016 Annie Ct.
Springfield TN 37172

SEND TAX BILL TO:
New Owner

MAP & PARCEL NOS.:
107-04-0 29

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **David A. Brown and Michael G. Mosher, both unmarried** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Property Acquisitions, Inc., a Tennessee corporation** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Larkwood Subdivision of record in Book 2900, Page 144, Register's Office for said County, to which said plan reference is hereby made for a more complete and detailed description of said property.

Being the same property conveyed to David A. Brown and Michael G. Mosher from Gwendolyn Barnes by Quitclaim Deed recorded on January 20, 2009, in Instrument No. 20090120-0004700, said Register's Office.

This is property with a common address of 551 Lockwood Drive, Nashville, TN 37214.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: (1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being paid by Grantor; (2) The Plan of Record in Book 2900, Page 144, said Register's office and all matters therein; (3) Restrictive Covenants of record in Book 3186, Page 181; amended in Book 4916, Page 681, through Book 4916, Page 755, and Books 7891, Page 521, through Book 7891, Page 567, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20090071239 DEEDWARR
Recvd: 10/20/09 11:21 2 pgs
Fees:13.00 Taxes:214.60
20091020-0096827

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $58,000.00.

Affiant

Subscribed and sworn before me this 16th day of October, 2009.

My Commission Expires: 5-6-2013

Notary Public

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **16th** day of **October, 2009**.

David A. Brown

Michael G. Mosher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **David A. Brown and Michael G. Mosher, both unmarried** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **16th** day of **October, 2009**.

Notary Public
My Commission Expires: 5-6-2013

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013

File No. 0910-324.WD