THIS INSTRUMENT PREPARED BY:

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

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

BILL GARRETT, Davidson County
Trans:T20090083433 DEEDWARR
Recvd: 12/10/09 11:17 2 pgs
Fees:13.00 Taxes:1006.40
20091210-0112931

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***272,000.00.

Affiant

Subscribed and sworn to before me this 1st day of December, 2009.

Notary Public

My Commission Expires: 8.20.13

ADDRESS OF NEW OWNER

Michael Harvey Brown
4401 Colorado Avenue
Nashville, Tennessee 37209

SEND TAX BILLS TO

New Owner

MAP & PARCEL NOS.

MAP 103-04-0
PARCEL 254.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Seventy Two Thousand and 00/100 Dollars ($***272,000.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, E. Deering Blazer and husband William S. Gordon, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Michael Harvey Brown and Vivian Laurie Kerhoulas-Brown, husband and wife, (hereinafter called the "GRANTEES"), their heirs and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract I:

BEING Lot No. 1 and the easterly 30.0 feet of Lot No. 2 in Block 29 on the Map of a Part of Sylvan Park, of record in Book 332, page 104, in the Register's Office for Davidson County, Tennessee.

SAID Lot No. 1 and the easterly 30.0 feet of Lot No. 2 front together 90.0 feet on the southerly side of Colorado, formerly 9th Avenue, and run back between parallel lines with the westerly margin of 44th Avenue North, formerly Third Street, 160.0 feet to an alley.

BEING the same property conveyed to Dan G. Blazer and wife, Mary Owsley Blazer, by Installment Deed dated March 26, 1938, from C. B. Kelley, unmarried, of record in Book 1055, page 325, in the Register's Office for Davidson County, Tennessee; the said Dan G. Blazer having since died on November 19, 1979, and the said Mary Owsley Blazer (aka Mary O. Blazer) having since died testate on October 19, 1998, and by her Last Will and Testament of record as File No. 98P-1849 in the Seventh Circuit Court, Probate Division, for Davidson County, Tennessee, subject property was devised to her two children, Dan G. Blazer and Emily Deering Blazer and being the same property conveyed to E. Deering Blazer and Dr. Dan G. Blazer, II, by Executor's Quitclaim Deed dated December 14, 1999, from E. Deering Blazer, Executor, of record as Instrument No. 19991221-0305955 in the Register's Office for Davidson County, Tennessee, as corrected by Deed of Correction dated March 27, 2000, of record as Instrument No. 20000331-0032384 in said Register's Office and being the same property conveyed to E. Deering Blazer and husband, William S. Gordon, by Quitclaim Deed dated January 16, 2009, from Dr. Dan G. Blazer, II, of record as Instrument No. 20090126-0006830 in said Register's Office; the said Emily Deering Blazer being one and the same person as E. Deering Blazer and the said Dan G. Blazer being one and the same person as Dr. Dan G. Blazer, II.

Tract II:

BEING the westerly 20.0 feet of Lot No. 2 in Block No. 29 on the Map of a Part of Sylvan Park, of record in Book 332, page 104, in the Register's Office for Davidson County, Tennessee.

SAID westerly part of Lot No. 2 fronts 20.0 feet on the southerly side of Colorado Avenue and extends back between parallel lines 160.0 feet to an alley, showing on said alley 20.0 feet.

BEING the same property conveyed to Dan Blazer and wife, Mary Blazer, by Warranty Deed dated August 26, 1948, from Warren B. Sloan, Trustee, and Dorothy B. Sloan Nolan and husband, John W. Nolan, Jr., of record in Book 1938, page 321, in the Register's Office for Davidson County, Tennessee; the said Dan Blazer having since died on November 19, 1979, and the said Mary Blazer (aka Mary O. Blazer) having since died testate on October 19, 1998, and by her Last Will and Testament of record as File No. 98P-1849 in the Seventh Circuit Court, Probate Division, for Davidson County, Tennessee, subject property was devised to her two children, Dan G. Blazer and Emily Deering Blazer and being the same property conveyed to E. Deering Blazer and husband, William S. Gordon, by Quitclaim Deed dated July 17, 2009, from Dr. Dan G. Blazer, II and E. Deering Blazer, of record as Instrument No. 20090730-0071493 in the Register's Office for Davidson County, Tennessee; the said Emily Deering Blazer being one and the same person as E. Deering Blazer and the said Dan G. Blazer being one and the same person as Dr. Dan G. Blazer, II.

This is improved property known as 4401 Colorado Avenue, Nashville, Tennessee 37209.

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 and assigns, forever.

GRANTORS COVENANT with the said GRANTEES that they 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 follows:

1. Real estate taxes for 2010 and all future years; the current year taxes having been prorated between the parties herein and paid at closing.

2. Matters, if any, shown on the Plan of Map of a Part of Sylvan Park of record in Book 332, page 104, in the Register's Office for Davidson County, Tennessee.

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

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 we have hereunto set our hands on this the 1st day of December, 2009.

E. Deering Blazer
E. Deering Blazer
(aka Emily Deering Blazer)
By: Christie Wilson
Christie Wilson
Attorney in Fact

William S. Gordon
William S. Gordon
By: Christie Wilson
Christie Wilson
Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Christie Wilson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of E. Deering Blazer and William S. Gordon and who acknowledged that she as the Attorney in Fact executed the same as the free act and deed of E. Deering Blazer and William S. Gordon.

WITNESS my hand and official seal this 1st day of December, 2009.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY