(2)

BILL GARRETT, Davidson County
Trans:T20100007230 DEEDWARR
Recvd: 02/04/10 15:06 2 pgs
Fees:13.00 Taxes:989.75
20100204-0009136

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $267,500.00

Return to:
Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES APRIL 14, 2012

Affiant

Subscribed and sworn to before me, this 29th day of January, 2010.

Notary Public
My commission expires:

02-1001-46835

Address of New Owner:	Send Tax Bills to:	Tax Information
Brian Scott Passons 705 Sills Court Nashville TN 37220	Same	146-07-0-006.00

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, Mary S. Felts, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Brian Scott Passons, unmarried and Jillian Leigh Grow, unmarried, 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:

Being Lot No. 6 on Creighton Meadows, as of record in Book 2854, page 48, Register's Office for said County, described as follows:

Beginning at a point in the south margin of Sills Drive, at the corner of Lots Nos. 6 and 7; thence west along said Drive, 99.05 feet to a concrete monument; thence around a curve, in a westerly direction 36.14 feet to another monument; and continuing with a curve in a southwesterly direction 52.05 feet to a corner of Lots Nos. 5 and 6; thence southwesterly along a line between said lots, 212.73 feet; thence easterly along the rear line of Lot No. 6, 169.22 feet to a concrete monument, a corner of Lot No. 8; thence with the line between Lots Nos. 6 and 8, in an easterly direction 75.77 feet to a corner of Lots Nos. 6 and 7; thence along the line of said Lots, 215.64 feet to the point of beginning.

Being the same property conveyed to John R. Felts and wife, Mary S. Felts by deed from John K. Majure and wife, Jennie Majure, dated August 28, 1964, recorded August 28, 1964, of record in Book 3806, Page 437, Register's Office for Davidson County, Tennessee. John R. Felts died June 25, 2001 leaving Mary S. Felts as the sole surviving tenant by the entirety.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 705 Sills Court, Nashville, TN 37220

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 28th day of January, 2010.

Mary S. Felts, by Linda K. Felts Bosler,
Her attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Linda K. Felts Bosler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Mary S. Felts and that she is authorized by Mary S. Felts to sign this instrument on her behalf.

Witness my hand in Brentwood, TN, this 28th day of January, 2010.

State of Tennessee at Large

My Commission expires
1/19/14

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON