Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

BILL GARRETT, Davidson County
Trans:T20100010721 DEEDWARR
Recvd: 02/23/10 14:00 2 pgs
Fees:13.00 Taxes:1065.60
20100223-0013786

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $288,000.00.

Affiant

Subscribed and sworn to before me this 16th day of February, 2010.

Notary Public
My Commission Expires:

10-0016

Address of New Owner:	Send Tax Bills to:	Tax Information:
Mark E. Segars	WR Starkey Mtg	180-4-A
972 Century Oak Drive	5055 W. Park Blvd #300	125.00CO
Nashville, TN 37211	Plano, Tx 75093	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we **B&B Investment Properties of Brentwood,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Mark E. Segars and Lisa J. Segars, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 46, on the Plan of Highland Creek, Section Two, of record in Instrument Number 20030424-0055118, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to B&B Investment Properties of Brentwood by deed from Billy Glass, Co-Trustee, dated September 5, 2007, of record in Instrument No. 20071003-0117792, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **972 Century Oak Drive, Nashville, TN 37211.**

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; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our 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. 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 our hands this 16th day of February, 2010.

B&B Investment Properties of Brentwood

Rodney Brower GENERAL PARTNER
By: Rodney Brower, General Partner

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 Rodney Brower, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), who upon oath, acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the General Partner of **B&B Investment Properties of Brentwood** and that he is authorized by **B&B Investment Properties of Brentwood** to execute this instrument on its behalf by himself as such .

Witness my hand and official seal at Franklin, Tennessee, this 16th day of February, 2010.

Notary Public

My Commission Expires: 01/09/12

