ADDRESS NEW OWNERS and
SEND TAX BILLS:
DAVID M. SHEARON and
NELSON W. HOLT
232 Valley Bend Dr.
Nashville TN 37214

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
148 - 2 - 109

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, U. GRANT BROWNING, hereinafter called GRANTOR, has this day bargained and sold and by these presents transfers and conveys to DAVID M. SHEARON and NELSON W. HOLT, hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

> LAND in Davidson County, Tennessee, being Lot No. 15 as described in the Amendment and Change of Plat of Century Center Park Resubdivision of Reserve Parcel "B" of record in Book 5800, Page 94, which Amendment and Change is recorded in Book 7247, Page 847, in the Register's Office for Davidson County, Tennessee, said Lot No. 15 having been previously described as "Reserve Parcel C" on the Plat of record in Book 5800, Page 94, said Register's Office.
>
> BEING the same property conveyed to U. Grant Browning by Substitute Trustee's Deed of record in Instrument No. 20100219-0012751, Register's Office for Davidson County, Tennessee.
>
> Subject to all matters shown on the above referenced plat and to restrictions of record.
>
> This is improved property known as 5160 Linbar Drive, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

GRANTOR covenants with GRANTEES that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTOR further covenants and binds himself, his heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

BILL GARRETT, Davidson County
Trans:T20100016136 DEEDWARR
Recvd: 03/19/10 09:01 2 pgs
Fees:13.00 Taxes:1110.00
20100319-0020648

Executed on this 17 day of March, 2010.

U. GRANT BROWNING

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, U. GRANT BROWNING, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 17 day of March, 2010.

NOTARY PUBLIC

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

My Commission Expires:
8/20/13

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $300,000.00.

AFFIANT

Subscribed to and sworn before me, this the 17 day of March, 2010.

NOTARY PUBLIC

My Commission Expires:
8/20/13

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

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