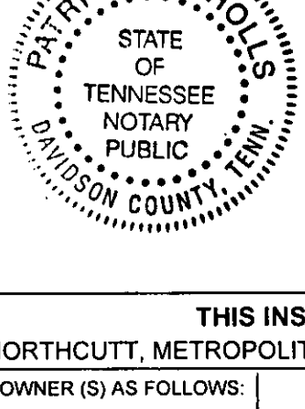
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 179,900.00

Alan Maxson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2010

Notary Public:

MY COMMISSION EXPIRES: 11/7/12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Alan Maxson	NEW OWERN	Parcel ID:
2351 Revere Place		08415013400
Nashville, TN 37214		

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

The Estate of Wilma June Roberts

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Alan Maxson and wife, Marcia Maxson
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Beginning at a point 300 feet from the southeast corner of a parcel of land conveyed by John Bernard Daniel, et al to the grantors herein by deed of record in the Register's Office for Davidson County, Tennessee in Deed Book 2926, Page 535, to which reference is here made, thence with the southerly line of said parcel westwardly 228.3 feet to a stake; thence North 11 deg. 10' west 105 feet to a stake; thence south 85 deg. 30' east 256.6 feet to a stake; thence southwardly parallel and 300 feet west of the westerly margin of Fairway Drive to the beginning (continuing approximately .578 acres) and being the westerly portion of the property conveyed to the grantors as set out above, reference to Grantor's said Deed is here made for more perfect descriptions and this conveyance adopts the same restrictions as mentioned in Grantor's deed.

BEING the same property conveyed to Robert H. Roberts and wife, June Roberts by deed from Herman L. Griffin and wife, Vera Green Griffin, of record in Book 5162, Page 627, dated June 22, 2007, Register's Office for said County. The said Robert H. Roberts predeceased the said June Roberts; the said June Roberts died testate on February 3, 2010 and the Estate was admitted to Probate as Probate No. 10P255 of record in Probate Court of Davidson County, Tennessee. The said Wilma June Roberts had two children to wit, Cheri A. Roberts and G. Scott Roberts. The said Cheri A. Roberts died October 21, 2006. The Grantor herein executed this instrument as Devisee of the Estate of Wilma June Roberts pursuant to the authority granted by Will of the Decedent of record in Probate Court of Davidson County, Tennessee, Probate No. 10P255. The said June Roberts and Wilma June Roberts being one and the same person.

This conveyance is subject to Restrictive Covenants of record in Book 6483, Page 391 and Book 8165, Page 130, Register's Office for said County.

This conveyance is made subject to: (1) 2010 taxes, which have been prorated and assumed by the Grantees; and (2) Easement to Metro of record in Book 4888, Page 549, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2351 Revere Place, Nashville, TN 37214

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.

BILL GARRETT, Davidson County
Trans:T20100019153 DEEDWARR
Recvd: 04/01/10 14:34 2 pgs
Fees:13.00 Taxes:665.63
20100401-0024591

Witness my hand this 31st day of March, 2010.

The Estate of Wilma June Roberts

BY: Grady Scott Roberts

Grady Scott Roberts, Sole Devisee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Grady Scott Roberts, Sole Devisee for The Estate of Wilma June Roberts with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is an Sole Devisee of The Estate of Wilma June Roberts and as such Sole Devisee he/she is authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of March, 2010.

My Commission Expires: 11-22-10

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.