(2)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

Subscribed and sworn to before me, this 7th day of May, 2010

Notary Public

MY COMMISSION EXPIRES: 9/3/2012
(AFFIX SEAL)

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20100028167 DEEDWARR
Recvd: 05/11/10 09:27 3 pgs
Fees:18.00 Taxes:666.00
20100511-0036027

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melbourne G. Brown	New Owner	051-11-A
(NAME)	(NAME)	(MAP)
312 Wellington Court		7.00 CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Donna Perry, (now known as Donna Reeves), and Paul E. Perry, as Devisees under Will of Elsie B. Perry, Paul E. Perry, Executor of the Estate of Else B. Perry, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Melbourne G. Brown and spouse, Geraldine Brown, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 312, on the Plan of Wellington Square, a Planned Residential Development, of record in Book 6250, page 675, amended in Book 7013, page 106 Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Elsie B. Perry and Paul E. Perry, by deed from Thomas E. Fortner and wife, Virginia C. Fortner, of record in Book 9759, page 179, Register's Office for Davidson County, TN. Elsie B. Perry having since died, her interest in the property was devised to Paul E. Perry and Donna Perry, nka Donna Reeves, under Last Will and Testament of Elsie B. Perry, Probate # 10P-707, Probate Court Clerk's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 312 Wellington Court, Madison, Tennessee 37115

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 my/our hand(s) this 5th day of May, 2010.

Paul E. Perry, Executor of the Estate of
Elsie B. Perry

Susan Perry by Paul E. Perry as
Attorney-in-Fact

Paul E. Perry Devisee under Will of
Elsie B. Perry

Donna Reeves Devisee under Will of
Elsie B. Perry

Paul E. Perry, Individually

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Paul E. Perry with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath(s) acknowledged himself to be the Executor for The Estate of Elsie B. Perry, and being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing for The Estate of Elsie B. Perry, as Executor.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 5th day of May, 2010.

Notary Public

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

My Commission Expires: 9/3/2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Paul E. Perry with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath(s) acknowledged himself to be the Attorney-in-Fact for Susan Perry, the within named bargainor, and that he as such Attorney-in-Fact being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name Susan Perry, the bargainor, by the said Paul E. Perry, as Attorney-in-Fact.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 5th day of May, 2010.

Notary Public

My Commission Expires: 9/3/2012

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Paul E. Perry with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath(s) acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument of his own free will.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 5th day of May, 2010.

Notary Public

My Commission Expires: 9/3/2012

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Paul E. Perry and Donna Reeves with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the Devisees under Will of Elsie B. Perry, and being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing Paul E. Perry and Donna Reeve, Devisees under Will of Elsie B. Perry.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 5th day of May, 2010.

Notary Public

My Commission Expires: 9/3/2012

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN