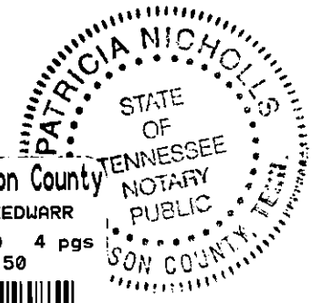
WARRANTY DEED



BILL GARRETT, Davidson County
Trans:T20100028823 DEEDWARR
Recvd: 05/13/10 11:40 4 pgs
Fees:23.00 Taxes:425.50

20100513-0036911

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of May, 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:
Sherry G. Loller	NEW OWNER	Parcel ID:
2213 Pennington Bend Rd.		08414015700
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

Johnny L. Portwood and Georgia Orene Portwood Kizziah, Devisees of the Estate of Frances Allene Brown

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Sherry G. Loller

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:

BEING Lot No. 27, on the Plan of Donelson Meadows, Section Two, of record in Plat Book 2133, Pages 100 and 101, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Joseph A. Brown and wife, Frances P. Brown by deed from Nancy Ann Smith Fuqua and husband, James Fuqua, of record in Book 3795, Page 267, and re-recorded in Book 3822, Page 395, Register's Office for said County. The said Joseph A. Brown died April 20, 1992, and the title is vested in Frances P. Brown, as surviving tenant by the entirety. The said Frances P. Brown died testate on May 27, 2006, and the Estate was admitted to Probate as Probate No. 06P-970 of record in Probate Court of Davidson County, Tennessee. The Grantors herein execute this instrument as Devisees of the Estate of Frances P. Brown pursuant to the authority granted by the Will of the Decedent of record in the Probate Court of Davidson County, Tennessee, File No. 06P-970.

This conveyance is subject to Restrictions of record in Book 2283, Page 361, said Register's Office.

This conveyance is made subject to: (1) 2010 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2133, Pages 100 and 101, said Register's Office; (3) Water Main Easement of record in Book 2282, Page 104, said Register's Office.

Frances P. Brown and Frances Allene Brown being one in the same person.

Johnny L. Portwood and Johnny Leroy Portwood being one in the same person.

The signature of Johnny L. Portwood aka Johnny Lee Portwood is signed by his duly appointed Attorney-in-Fact, Georgia O. Kizziah, pursuant to the Power of Attorney of record in Instrument 20100513-0036910, 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 107 Dellrose Dr., 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.

Witness our hands this 10th day of May, 2010.

ESTATE OF FRANCES ALLENE BROWN

Johnny L. Portwood, by Georgia O. Kizziah, attorney in fact.

By: Johnny L. Portwood, Devisee
By: Georgia O. Kizziah, Attorney-in-Fact

Georgia Orene Portwood Kizziah

By: Georgia Orene Portwood Kizziah, Devisee

STATE OF CALIFORNIA
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Georgia Orene Portwood Kizziah, Devisee of the Estate of Frances Allene Brown with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she is a Devisee of the Estate of Frances Allene Brown, and as such Devisee, she is authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at _____, California, this _____ day of May, 2010.

My Commission Expires: _____ PLEASE SEE ATTACHED
Notary Public

STATE OF CALIFORNIA
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Georgia O. Kizziah, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-in-Fact for Johnny L. Portwood, Devisee of the Estate of Frances Allene Brown, the within named bargainor, and that she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at _____, California, this _____ day of May, 2010.

My Commission Expires: _____ PLEASE SEE ATTACHED
Notary Public

State of California)
County of Santa Barbara)

On May 10, 2010 before me, Michele L Kueffer, Notary Public, personally appeared Georgia Orene Portwood Kizziah, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(~~ies~~), and that by ~~his~~/her/~~their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

MICHELE L KUEFFER
Commission # 1699649
Notary Public - California
Santa Barbara County
My Comm. Expires Oct 19, 2010

Signature Michele L Kueffer (Seal)

----------**OPTIONAL**----------

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: 5-10-10 Number of Pages: 2

Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer

Signer's Name: Georgia Orene Portwood Kizziah

- ☑ Individual
- ☐ ~~Corporate Officer – Title(s):~~ _____
- ☐ ~~Partner – ☐ Limited ☐ General~~
- ☐ ~~Attorney in Fact~~
- ☐ ~~Trustee~~
- ☐ ~~Guardian or Conservator~~
- ☐ ~~Other:~~ _____

Signer is Representing: N/A

RIGHT THUMBPRINT OF SIGNER
Top of Thumb Here

State of California)
County of Santa Barbara)

On May 10, 2010 before me, Michele L Kueffer, Notary Public, personally appeared Georgia Orene Portwood Kizziah, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(~~ies~~), and that by ~~his~~/her/~~their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

MICHELE L KUEFFER
Commission # 1699649
Notary Public - California
Santa Barbara County
My Comm. Expires Oct 19, 2010

Signature Michele L Kueffer (Seal)

----------**OPTIONAL**----------

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Document Date: 5/10/10 Number of Pages: 2

Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer

Signer's Name: Georgia Orene Portwood Kizziah

- ☑ ~~Individual~~
- ☐ ~~Corporate Officer – Title(s):~~
- ☐ ~~Partner – ☐ Limited ☐ General~~
- ☑ Attorney in Fact
- ☐ ~~Trustee~~
- ☐ ~~Guardian or Conservator~~
- ☐ ~~Other:~~

Signer is Representing: Johnny L. Portwood

RIGHT THUMBPRINT OF SIGNER
Top of Thumb Here