BOX 10-A

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

ADDRESS NEW OWNER:
Derek C. Hall
5187 Regent Dr.
Nashville, Tennessee 37220

SEND TAX BILL TO:
Owner

MORTGAGEE:

MAP **160-3**
GROUP
PARCEL **56**

BILL GARRETT, Davidson County
Trans:T20100032003 DEEDWARR
Recvd: 05/27/10 13:01 3 pgs
Fees:18.00 Taxes:962.00
20100527-0040973

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Sharon Brown McGee, Ronald Earl Brown and Elizabeth Brown Kornegay,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Derek C. Hall and Mary Elizabeth Hall,** 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:

Land in Davidson County, Tennessee, being Lot No. 241 on the Plan of Haileywood Estates, Section VIII-B, of record in Book 2854, page 148, Register's Office, Davidson County, Tennessee.

Said lot fronts 95.4 feet on the southerly side of Regent Drive and runs back 203.9 feet on the westerly line and 187 feet on the easterly line to a dead line in the rear on which it measures 132 feet.

Being the same property conveyed to Earl W. Brown and wife June Crouch Brown by deed from Hendley & Whiteside Builders, Inc., of record in Book 3310, page 593, Register's Office for Davidson County, Tennessee. Earl W. Brown predeceased June Crouch Brown. She is now deceased and in her Last Will and Testament of record in the Office of the Circuit Court Clerk Davidson County, Tennessee (Probate Division), Docket 09P-90, she devised said property to Sharon Brown McGee, Ronald Earl Brown and Elizabeth Brown Kornegay.

Subject property is not the principal residence of the GRANTORS herein.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2010 and subsequent years.

This is **improved** property known as **5187 Regent Dr., Nashville, Tennessee 37220.**

Sharon Brown McGee, Ronald Earl Brown and Elizabeth Brown Kornegay join in this transfer to quitclaim and convey and right, title or interest they may has as Co-Executors of the Estate of June Crouch Brown, deceased.

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 the 26th day of **May, 2010.**

Sharon Brown McGee
Sharon Brown McGee

Ronald Earl Brown
Ronald Earl Brown

Elizabeth Brown Kornegay
Elizabeth Brown Kornegay

Sharon Brown McGee Co-Executor
Sharon Brown McGee, Co-Executor of the Estate of June Crouch Brown, deceased

Ronald Earl Brown Co-Executor
Ronald Earl Brown, Co-Executor of the Estate of June Crouch Brown, deceased

Elizabeth Brown Kornegay, Co-Executor
Elizabeth Brown Kornegay, Co-Executor of the Estate of June Crouch Brown, deceased

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Sharon Brown McGee, Ronald Earl Brown and Elizabeth Brown Kornegay**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 26th day of May, 2010.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 11/24/2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Sharon Brown McGee, Ronald Earl Brown and Elizabeth Brown Kornegay**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they are the Co-Executors of the Estate of June Couch Brown, deceased, and that as said Co-Executors they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 26th day of May, 2010.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 11/24/2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $260,000.00.

Mary Elizabeth V. Hall
AFFIANT

Subscribed and sworn to before me on this 26 day of May, 2010.

NOTARY PUBLIC

My Commission Expires: _____

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011