*Consideration paid on deed of record in Instrument 20100401-0024591

WARRANTY DEED

KAREN H. SUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0- *

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 day of June 2010

Notary Public:

MY COMMISSION EXPIRES: 7-3-12
(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 OWNER	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:

Being Lot No. 22 on Section I, Castlewood Estates, as of record in Book 2331, Page 72, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the southerly margin of Revere Place, at the corner of Lots 22 and 25; thence with the line between said lots, southerly 103.7 feet to the southwest corner of Lot No. 25; thence along the south line of said lot, easterly 38 feet to a point; thence southerly 200 feet to a point; thence westerly 257 2. feet to a point; thence southerly 156.2 feet to a corner of Lot No. 21; thence with the line between Lots Nos. 21 and 22, northwesterly 427.4 feet to a point in the southerly margin of Revere Place; thence with the margin of the same, easterly, partly around a curve, 489 feet to the point of beginning.

Being the same property conveyed to Robert H. Roberts and wife, Wilma June Roberts by deed from F.E. Stratton, Jr. and wife, Bettie S. Stratton of record in Book 2996, Page 551, dated December, 1959, Register's Office for said County. The said Robert H. Roberts predeceased the said Wilma June Roberts; the said Wilma June Roberts died testate 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 executes 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 Wilma June Roberts and June Roberts being one in 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; (2) All matters appearing on the Plan of record in Book 2331, Page 72; and (3) 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:T20100036204 DEEDWARR
Recvd: 06/15/10 10:23 2 pgs
Fees:12.00 Taxes:0.00

20100615-0046372

Witness my hand this 14 day of June, 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 14 day of June, 2010.

My Commission Expires: 7-3-12

Karen H. Suggs
Notary Public

KAREN H. SUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN