Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20100047847 DEEDWARR
Recvd: 08/04/10 08:12 2 pgs
Fees:13.00 Taxes:2044.25
20100804-0061152

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***552,500.00.

Hilda Wilsdorf
Affiant

Subscribed and sworn to before me this 4th day of August, 2010.

Notary Public

My Commission Expires: 9.20.13

ADDRESS OF NEW OWNER

Patrick S. Page-McCaw
3733 Central Avenue
Nashville, Tennessee 37205

SEND TAX BILLS TO

New Owner

MAP & PARCEL NOS.

MAP 104-09-0
PARCEL 044.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Five Hundred Fifty Two Thousand Five Hundred and 00/100 Dollars ($***552,500.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Jack W. Pentzer and wife, Hilda Wilsdorf, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Patrick S. Page-McCaw and wife, Andrea Page-McCaw, (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. 186 on the Map of Richland Realty Co's Second Subdivision of record in Book 332, page 92, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Jack W. Pentzer and wife, Hilda Wilsdorf, by Warranty Deed dated July 28, 1997, from Marie R. Griffin and husband, Robert J. Coffey, of record in Book 10553, page 735, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 3733 Central Avenue, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEES, their heirs and assigns, in fee simple, forever.

GRANTORS 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, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Plan of Richland Realty Co's Second Subdivision of record in Book 332, page 92, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTORS have executed this instrument on this the 2nd day of August, 2010.

Jack W. Pentzer

Hilda Wilsdorf

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 Jack W. Pentzer and Hilda Wilsdorf, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of August, 2010.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY