THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 29722-09-2010** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $605,000.00. Nezalee P. Brown Affiant Subscribed and sworn to before me this 11th day of October, 2010. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

WARRANTY DEED

Address New Owner: Phonzie W. Brown Nezalee P. Brown 122 Dunham Springs Lane Nashville, TN 37205	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 116010A01300CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John Check Eason and wife, Melissa Eason,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nezalee P. Brown** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 122 Dunham Springs Lane, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 11th day of October, 2010.

John Cheek Eason

John Cheek Eason

Melissa Eason

Melissa Eason

BILL GARRETT, Davidson County
Trans:T20100064840 DEEDWARR
Recvd: 10/13/10 13:18 2 pgs
Fees:13.00 Taxes:2238.50
20101013-0082022

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **John Cheek Eason and Melissa Eason,** 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, at office, this 11th day of October, 2010.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Dunham Springs Residential Planned Unit Development as of record in Plat book 6250, page 936, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to John Cheek Eason and wife, Melissa Eason by deed dated 7/15/2004 from Robert T. Wertz and wife, Donna Wertz, as tenants in common, of record in Instrument No. 20040720-0086628, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Declaration of Covenants, Conditions By-Laws and Restrictions for Dunham Springs, of record in Book 6875, page 530, amended in Instrument No. 20080707-0069889, Register's Office for Davidson County, Tennessee.
2. Dedication of common area to Dunham Springs Homeowner's Association of record in Book 7008, page 977, Register's Office for Davidson County, Tennessee.
3. Charter of Incorporation of Dunham Springs Homeowner's Association of record in Book 6943, page 559, and in Book 8433, page 976, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 6250, page 936, Register's Office for Davidson County, Tennessee.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4462, page 174 and Book 6380, page 360, Register's Office for Davidson County, Tennessee.