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. 29609-06-2010** **File Box 9B**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $242,500.00. Affiant Subscribed and sworn to before me this 18th day of October, 2010. Notary Public My Commission Expires _____

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mary McGowan and Rayburn McGowan, Jr. 6628 Nolensville Road Brentwood, TN 37027	New Owner	Map and Parcel Nos.: Tract I: 14809009100 Tract II: 14809009000

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, **Thomas Douglas Ferrell, Jr., devisee under the will of Thomas Douglas Ferrell, Sr., deceased,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mary McGowan and Rayburn McGowan, Jr., as joint tenants with the right of survivorship,** ("Grantee"), their 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 285 Haywood Lane, Nashville, TN 37211 (Tract II), and an unimproved tract adjacent thereto (Tract I).

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, their 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 himself, his successors, heirs and assigns, to warrant and forever defend the title to said real estate to Grantee, their 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 14 day of October, 2010.

Thomas Douglas Ferrell, Jr.

BILL GARRETT, Davidson County
Trans:T20100066169 DEEDWARR
Recvd: 10/19/10 11:57 4 pgs
Fees:23.00 Taxes:897.25
20101019-0083614

STATE OF TENNESSEE

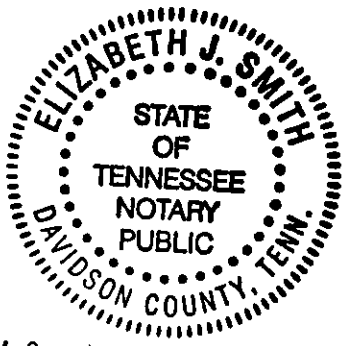
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Thomas Douglas Ferrell, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged thathe executed the within instrument for the purposes therein contained.

Witness my hand at office this 14th day of October, 2010.

Notary Public

My Commission Expires:



My Commission Expires NOV. 7, 2011

Exhibit "A"

Tract I:

Land in Davidson County, Tennessee, being Lot No. 1 on the plan of H. E. Bernal's "Haywood Heights" Subdivision, in the 5th Civil District, not of record, and described according to a survey thereof made by George W. Watkins, Surveyor, April 1950, as follows:

Beginning at a point in the center line of Haywood Lane at the northeast corner of said Subdivision, not of record, being the northeast corner of Lot No. 1; thence south 3 deg. 15 min. west 1368.6 feet to a point, the southeast corner of said subdivision and the southeast corner of Lot 1; thence with the rear line of Lot 1, north 89 deg. west 114.2 feet to a point, the corner of lots Nos. 1 and 2 on said plan; thence with the line between said lots, north 1 deg. 15 min. east 1192.5 feet to the center line of Haywood Lane; thence with the center line of said Lane, with a 20 deg. curve, 241 feet to the point of beginning, containing 4.10 acres.

Being the same property conveyed to Sue Willie Ferrell by deed dated June 25, 1958, from Susie Finnell, of record in Book 2794, page 193, Register's Office for Davidson County, Tennessee. Sue Willie Ferrell died on August 24, 2007. By will of Sue Willie Ferrell, and a codicil thereto dated August 11, 1999, both of which were admitted to probate as a muniment of title by order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 10P1141, subject property was devised to her husband, Thomas Douglas Ferrell, Sr., if he survived her, and if he did not survive her, to her son, Thomas Douglas Ferrell, Jr. (See will and codicil recorded as Instrument No. 20100729-0059478, said Register's Office.) Thomas Douglas Ferrell, Sr. died on September 11, 2007. By will of Thomas Douglas Ferrell, Sr., and a codicil thereto dated August 11, 1999, subject property was devised to Thomas Douglas Ferrell, Jr. (See Docket No. 07P1469, Davidson County Probate Court Clerk's Office.) (See also will and codicil recorded as Instrument No. 20100729-0059479, said Register's Office.)

Tract II:

Land in the 5th Civil District of Davidson County, Tennessee, being Lot No. 2 on the unrecorded plan of H. E. Bernal's "Haywood Heights" Subdivision, and described according to a survey thereof made by Geo. W. Watkins, Surveyor, in April, 1950, as follows:

Beginning at a point in the center line of Haywood Lane, at the common corner of Lots Nos. 1 and 2 on said plan; thence with the line between said lots, South 1 deg. 15 min. West 1192.5 feet to a point; thence North 89 deg. West 140 feet to a point, the common corner of Lots Nos. 2 and 3 on said plan; thence with the line between said lots North 1 deg. 00 min. East 1162.4 feet to the center line of said Haywood Lane; thence with the center line of the same, around a slight curve, easterly 150 feet to the beginning.

Being the same property conveyed to Thomas D. Ferrell, Sr. and wife, Sue Willie Ferrell, by Installment Deed dated April 27, 1950, from Herbert E. Bernal and wife, Anna M. R. Bernal, of record in Book 1846, page 545, Register's Office for Davidson County, Tennessee. Sue Willie Ferrell having predeceased Thomas D. Ferrell, Sr., who died on September 11, 2007. By will of Thomas Douglas Ferrell, Sr. (one and the same person as Thomas D. Ferrell, Sr.), and a codicil thereto dated August 11, 1999, subject property was devised to Thomas Douglas Ferrell, Jr. (See Docket No. 07P1469, Davidson County Probate Court Clerk's Office.) (See also will and codicil recorded as Instrument No. 20100729-0059479, said Register's Office.)

This conveyance is made subject to:

1. State and County taxes for the year 2011, a lien, not yet due and payable. Map and Parcel Nos. 14809009100 (Tract I) and 14809009000 (Tract II).
2. Restrictive covenants contained in an instrument of record in Book 1815, page 32, as amended in Book 7994, page 57, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6342, page 418, and Book 6530, page 737, Register's Office for Davidson County, Tennessee. (Tract I)
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6342, page 422, and Book 6518, page 735, Register's Office for Davidson County, Tennessee. (Tract II)