Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
R. Francene Kavin, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20110001115 DEEDWARR
Recvd: 01/05/11 13:28 3 pgs
Fees:18.00 Taxes:740.00
20110105-0001508

ADDRESS NEW OWNER:
Thomas O'Connell
914 Auburn Lane
Brentwood, TN 37027

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
F & M Mortgage

MAP **116-13**
GROUP
PARCEL **27**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **L. H. Mason, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Thomas O'Connell and wife, Elizabeth O'Connell**, hereinafter called the GRANTEE, his 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. 9 on the Plan of West Meade Farms, Section 3, of record in Plat Book 1835, page 4, Register's Office, Davidson County, Tennessee.

Said Lot No. 9 fronts 80 feet on the northerly side of Haverford Rd. and runs back between lines measuring 257.3 feet on the easterly line and 216.2 feet on the westerly line to a dead line measuring 110 feet thereon.

Being the same property conveyed to L. H. Mason and wife Mary B. Mason by deed dated from James A. Baker and wife Louise D. Baker dated September 28, 1951 of record in Book 2024, page 123, Register's Office for Davidson County, Tennessee. The said Mary B. Mason is now deceased.

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 2011 and subsequent years.

This is **improved** property known as **130 Haverford Dr., Nashville, Tennessee 37205.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 my hand this the **31st** day of **December, 2010.**

L. H. Mason by [signature] Attorney in Fact

L. H. Mason, by John L. Mason, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **John L. Mason,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Attorney in Fact for L. H. Mason and that as said Attorney in Fact he executed the within Warranty Deed for the purposes therein contained by signing the name of L. H. Mason as his free act and deed..

WITNESS my hand and official seal this 31st day of December, 2010.

R. Francene Kavin
NOTARY PUBLIC

My Commission Expires: 11/14/2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $200,000.00.

AFFIANT

Subscribed and sworn to before me on this 31st day of December, 2010.

R. Francene Kavin
NOTARY PUBLIC

My Commission Expires: 11/14/2012