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[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Philip L. Brown, III	First Community Mortgage,	Map/Parcel -
113 Groome Drive	~~NEWXOWNER~~ 275 Robert	Rose Dr. 12907002000
Nashville, TN 37205	Murfreesboro, TN 37129	

This instrument prepared by : Robert J. Notestine, III, Attorney, 109 Kenner Avenue, Ste 201, Nashville, TN 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged **Jeffrey M. Tweel and Susan S. Tweel** (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Philip L. Brown, III** (The "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 50, PLAN OF SECTION VI, WEST MEADE FRAMS, INC., as shown on plat of record in Plat Book 2331, Page 125, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jeffrey M. Tweel and wife Susan S. Tweel by Warranty Deed from Helen H. Tate Carter, surviving widow of Allen Tate, who has since remarried, recorded on the 10th day of August, 1984 in Book 6357, Page 41, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for the year 2011 and subsequent years not yet due and payable.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF SECTION VI, WEST MEADE FARMS, INC., as recorded in Plat Book 2331, Page(s) 125, said Register's Office.
3. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2542, Page 349, said Register's Office

This is improved property commonly known as: 113 Groome Drive, Nashville, TN 37205

BILL GARRETT, Davidson County
Trans:T20110013519 DEEDWARR
Recvd: 03/07/11 12:17 2 pgs
Fees:13.00 Taxes:1453.73
20110307-0017944

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $392,900.00

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Affiant

Subscribed and sworn to before me this 3rd day of March, 2011

My Commission Expires NOV. 5, 2014

My Commission Expires: 11-5-2014

Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors 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 set forth herein above.

And Grantors do further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 3rd day of March, 2011.

Jeffrey M. Tweel

Susan S. Tweel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of March 2011, before me personally appeared Jeffrey M. Tweel to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

WITNESS my hand and official seal.

Notary Public

RYAN HUNTER ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

My Commission Expires 01/09/2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of March 2011, before me personally appeared Susan S. Tweel to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

WITNESS my hand and official seal.

Notary Public

RYAN HUNTER ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

My Commission Expires 01/09/2012