WARRANTY DEED

THIS INDENTURE, made and entered into this 12th day of August, 2010, by and between **PETER REVESZ, a married person,** party of the first part, and Michael Wade Weaver and wife, Lauren Ann Weaver, party of the second part.

WITNESSETH: That for the consideration hereinafter expressed the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee:

LOT 144, FINAL PLAT OF BROOKVIEW FOREST, PHASE IV SUBDIVISION, as shown on plat of record in Instrument No. 20061107-0138639 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 Grantors, by virtue of Warranty Deed recorded at Instrument Number 20070823-0100686, in the Register's Office for Davidson County, Tennessee.

Claudia Revesz, wife of Peter Revesz, joins in the execution of this deed for the purpose of conveying any and all rights that she may have in said property by virtue of her marriage to Peter Revesz.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered, except for:

All matters of record, including without limitation, all real property taxes, not yet due and payable, which grantee hereby assumes and agrees to pay; restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of record in Instrument No. 20061107-0138639; Declaration of Covenants, Conditions and Restrictions in Instrument No. 20030829-0125803, amended in Instrument Nos. 20030918-0138293 and 20050505-0050962; Deed Restriction in Book 4428, Page 138, amended in Book 4479, Page 448 and Book 4276, Page 715, refilled in Book 4404, Page 947; Easement in Book 8404, Page 676, Storm Water Detention in Instrument No. 20021007-0121969; all in said Register's Office.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said party of the second part, their heirs and assigns, against the lawful claims of all persons whomsoever.

THE CONSIDERATION for this conveyance is as follows: Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

BILL GARRETT, Davidson County
Trans:T20110049846 DEEDWARR
Recvd: 08/15/11 11:46 3 pgs
Fees:18.00 Taxes:980.50
20110815-0062746

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

PROPERTY ADDRESS:

3565 Fair Meadows Drive, Nashville, TN 37211

MAIL TAX NOTICES TO:

SAME

NAME AND ADDRESS OF PROPERTY OWNERS:

Michael Wade Weaver + Lauren Ann Weaver
3565 Fair Meadows Drive, Nashville, TN 37211

TAX PARCEL NO.: 180040B13900CO

Prepared By:

William N. Griffin, Jr., Atty
Griffin, Clift, Everton & Thornton, PLLC
6489 Quail Hollow Road, Ste 100
Memphis, TN 38120

Return To:

Lehman Title & Escrow
1646 Westgate Circle #102
Brentwood, TN 37027

WITNESS the signature of the said party of the first part the day and year first above written.

PETER REVESZ

CLAUDIA REVESZ

STATE OF Texas

COUNTY OF Cameron

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, PETER REVESZ, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 11th day of July, 2010.

Notary Public

My commission expires:
March 13, 2013

IRMA C. GARCIA
Notary Public, State of Texas
My Commission Expires
March 13, 2013

STATE OF Texas

COUNTY OF Cameron

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, CLAUDIA REVESZ, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 11th day of July, 2010.

Notary Public

My commission expires:
March 13, 2013

IRMA C. GARCIA
Notary Public, State of Texas
My Commission Expires
March 13, 2013

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $265,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 12th day of August, ~~2010~~ 2011

Notary Public

My commission expires: 3-8-15

Judy A. Lehman
Notary Public
State of Tennessee
Williamson County