STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 1ST DAY OF MARCH, 2012.

NOTARY PUBLIC

My Commission expires: 01/07/2013

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 12020001

Address of New Owner
Claire B. McEwen and
Scott M. McEwen
1812 Lakehurst Dr.
Nashville, TN 37206

Send Tax Bills To:
First Bank
2021 Hamilton Place Blvd.
Suite A
Chattanooga, TN 37421

Tax Information:
083-10-0-280.00

Warranty Deed

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 and sufficiency of all of which are hereby acknowledged, **Robert Lee Mabry, a single person and Michele M. Webber, a single person** hereinafter called the **Grantor(s)**, have bargained and sold, and by these presents do transfer and convey unto **Claire B. McEwen and Scott M. McEwen, Wife and Husband** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being part of a 10-1/4 acre tract as shown on the plan of Richardson Place, as of record in Book 547, page 135, Register's Office for said County, described as follows:
Beginning on the westerly margin of North 20th, formerly North 19th Street, 103 feet south of the southerly margin of Lakehurst Drive; thence with the westerly margin of said Street, southwardly 120 feet to the northerly line of the property conveyed to Fred W. Tolmie by deed of record in Book 816, page 380, said Register's Office; thence with Tolmie's northerly line, westwardly 130 feet to the southeast corner of the property conveyed to Mrs. Mary Katherine Woodward by deed from Effie Sexton Oehmig and husband, of record in Book 1272, page 207, said Register's Office; thence with Woodward's easterly line, northwardly 120 feet; thence eastwardly 130 feet to the beginning.

Being the same property conveyed to Robert Lee Mabry and Michele M. Webber by deed from Margaret Louise Gossett dated 03/08/2007 and recorded 03/14/2007 as Instrument No: 20070314-0031327, Register's Office for Davidson County, Tennessee.

This is improved property generally located:
1812 Lakehurst Dr., Nashville, TN 37206

SUBJECT TO THE FOLLOWING:

1. 2012 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Easement, setbacks and all other matters shown on the plan of Richardson Place, as of record in Book 547, page 135, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.
3. Water Main Easement of record at Book 3508, page 286, Register's Office of Davidson County, Tennessee, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
4. Sanitary Sewer Easement of record at Book 3508, page 286, Register's Office of Davidson County, Tennessee, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

BILL GARRETT, Davidson County
Trans:T20120016636 DEEDWARR
Recvd: 03/06/12 15:58 2 pgs
Fees:13.00 Taxes:925.00
20120306-0019759

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(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/their 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.

IN WITNESS WHEREOF, **Robert Lee Mabry and Michele M. Webber** has/have caused this instrument to be executed, this the 1st day of March, 2012.

Robert Lee Mabry

Michele M. Webber

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Robert Lee Mabry and Michele M. Webber,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 1st day of March, 2012

My commission Expires: 9/29/14

NOTARY PUBLIC

LEWIS BROWER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY