[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]	26b
Richard J. Puncochar and Christine M. Puncochar	New Owners (Same)	Map and Parcel 073-05-0-141.00	
2101 Cooper Lane			
Nashville, TN 37216		14229	

This instrument prepared by : Robert J. Notestine, III, Attorney, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 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, **Stephen Lee Masey, Executor of the Estate of Virginia Lorene Rowland** (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto **Richard J. Puncochar and wife, Christine M. Puncochar** (The "Grantees"), their heirs and/or 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 1, Section 7, Riverwood Heights, as shown on plat of recordin Plat Book 2854, page 34, 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 Virginia L. Rowland by Warranty Deed from James D. Crossett and wife, Ada Latimer Crossett, of record in Deed Book 3895, page 250, Register's Office for Davidson County, Tennessee. An Order was signed by the Circuit Judge for the said Estate Probate Case No. 12P62 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division authorizing the Executor Stephen Lee Massey to convey title to said subject property.

This is improved real property commonly known as 2101 Cooper Lane, Nashville, TN 37216.

This conveyance is subject to the following:

1. Taxes for the year 2012 and subsequent years.
2. Any and all matters appearing on the Plat of record in Plat Book 2854, page 34, said Register's Office for Davidson, County, Tennessee.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $105,000.00.

Stephen Lee Masey
Affiant

Subscribed and sworn to before me this 30th day of July, 2012.

ROBERT JOHN NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My commission expires: My Commission Expires MAY 6, 2013

BILL GARRETT, Davidson County
Trans:T20120056254 DEEDWARR
Recvd: 07/31/12 14:33 2 pgs
Fees:13.00 Taxes:388.50

20120731-0067523

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

And Grantors do covenant with the said Grantees 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 their heirs and/or assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and/or assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 30th day of ~~May~~ July, 2012.

Stephen Lee Massey, Executor of Estate of Virginia Lorene Rowland

Stephen Lee Massey, Executor of Estate of Virginia Lorene Rowland

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Stephen Lee Massey with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Executor for the Estate of Virginia Lorene Rowland and that he/she as Executor executed the foregoing instrument for the purposes therein contained by signing the name of the Estate by himself as Executor.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of July, 2012.

NOTARY PUBLIC

My Commission Expires:

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013